related to the operation of the water company as determined by the Wheeler Managing Director.

- (c) Pump, pipeline and motor repairs. All costs of repairs, servicing, replacing water pump motors or component parts shall be the responsibility of Wheeler. The cost of installation of water meters to determine the amount of water usage reserved by Leslie shall be paid for by Wheeler. The metering device shall be read as part of the ongoing management in order to determine the water usage and the calculation of the cost of water utilized by Leslie. All capital costs, including, drilling the three wells or replacement wells shall be paid for by Wheeler. Wheeler Canyon Partners will connect the water distribution line to the existing Leslie water line at the Sampton Canyon Bridge.
- (d) Meter expenses. Wheeler shall at its sole cost and expense, install and keep in good operation water meters or other devices as the owners may agree are needed to measure the amount of water delivered from this well system.
- (e) Security. Wheeler agrees to install necessary security fencing around its facilities as well as a security gate on the access easement to preclude access to the Leslie property from the Wheeler property by non-authorized people.
- 5) Water use reserved for Leslie. As partial consideration for the granting of these easements and the right to pump water related to the drilling of these three wells. Leslie shall be entitled to a reasonable amount of water for reasonable agricultural uses. Any and all water delivered to the Leslie property cited above shall be run through a meter.

The cost for Deslie's water shall not be at the retail price that Wheeler. Its successors or assigns, shall charge retail customers. Rather the cost shall be the lift cost which is the energy costs for extraction and delivery of the water. Leslie agrees to pay such monthly or periodic billings for its water use within 30 days. Unpaid bills shall bear interest at the rate of 10% per year. Wheeler shall submit periodic bills to Leslie for its water use.

In periods of draught Leslie agrees to be bound by any reasonable rules and regulations regarding conservation or pro rata reduction of water use required by all customers of the water company.

All water taken and used by Leslie from these wells shall not be piped off the Leslie property to any other property. In addition, this right is personal to Leslie or to any entity or direct lineal decedents. If Leslie sells, transfer or assigns its ownership interest to a non-related individual or entity, this agreement for water to be charged at cost is terminated. Any successor, user will be bound by this agreement but will be charged the then existing for profit water rate for water delivered to the Leslie property.

6.) Profit and royalty participation by Leslie: Leslie shall, as additional consideration for the granting of these water wells easements, receive 12.5% of the net profit from water sales from Wheeler and/or its successor water

company on a yearly basis. 12.5% of the net profit shall be determined through standard accounting practices based on the hard costs for the operations of the water company. These hard costs/direct costs include the following items; installation and materials costs including pipes, pumps, tanks, wells, meters and other equipment. Hard costs also include operational costs including energy costs, regulatory permitting costs and labor costs.

This compensation shall be paid on a monthly basis and computed on a per acre-foot basis. Annually, in the month of February, Wheeler and/or its assignee water company shall supply a copy of its profit and loss operating statement to Leslie accounting for all costs of operation and for determination of net profit from water sales Within 30 days of that report, the company will provide Leslie an adjustment payment for Leslie's 12.5% net profit participation as derived from normal accounting practices and its cost of operation for its water sales on an annual basis.

In addition, Leslie shall receive a royalty amounting to \$27.00 per acre foot of water pumped from the wells on his property. This royalty will be tied to the Consumer Price Index and adjusted on a annual basis. This Royalty shall be paid on a monthly basis.

In addition, to 12.5% of the net profit of water sales, Leslie shall also be a 12.5% owner of the water company. If the water company is sold by wheeler or its successors to a non-related third party in an ordinary business transaction for the sale of the water company. Leslie shall be entitled to 12.5% of the net sales proceeds from any such sale. Any sale of the company shall be at an appraised value or higher. Net sale proceeds shall be provided from a closing statement of any escrow involved for the sale of the water company.

7. Insurance and indemnification. The parties shall take all precautions necessary for the safety of and prevention to damage property of either the dominant or the servient tenant and to the well site, facilities and easements in the water well system and for the safety and prevention of injury to persons. Each party hereto shall procure and thereafter maintain general liability insurance and each party shall name the other party as an additional insured. Each party agrees to maintain insurance in the amount not less than two million dollars and a certificate of insurance shall annually be supplied to each party by the other party to this agreement.

Each owner and party to this agreement shall hold harmless an indemnify the other party, their successors or assigns to this agreement from any and all claims and liabilities for the death of or injury to persons on or for property damages may in whole or part arise from the use of the water well sites by each owner, his employees, invites or licensees.

Each owner shall reimburse and hold each remaining party herein harmless from any actual damage to property or crops or any loss of income sustained as a result thereof, arising by an owners exercise of his rights of ingress and egress or related rights from the use of the servient tenants land in the installation, maintenance and repair of pipelines, conduits, utilities, or water wells.

- 8. Walver: One or more waivers of any covenant, term or condition of this agreement by any party to this agreement shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.
- 9. Attorney Fees: If any party to this agreement employs any attorney to enforce the previsions of the agreement, the prevailing party (whether by negotiations, settlement or litigation) shall be entitled to recover reasonable attorney fees from the other owner or owners or parties in addition to any other recovery to which the prevailing party may be entitled.

Wheeler has employed the services of Lindsay F. Nielson to draft this water agreement. Wheeler shall be responsible for all fees incurred in the preparation, execution of this agreement and subsequent documents. If Leslie wishes to have this agreement reviewed by independent counsel, such costs shall be at Leslie's expense.

10. Binding on Successors. This agreement shall be binding and shall inure to the benefit of any personal representative, heirs, assignee or successor in interest to the parties to this agreement. It is intended that any covenant herein shall run with the land.

In the event of death of a principal party to this agreement or transfer of cumership to another entity, the remaining parties shall be notified within 90 days of the person responsible to assume the deceased or the newly assigned entities interest.

- 11. Arbitration. In the event of any controversy or dispute between the parties arising out of this agreement, parties agree to submit their dispute to arbitration. The Presiding Judge of the Superior Court of Ventura shall appoint a single retired Judge of the Superior Court to hear the matter in the event that the parties cannot agree to a single arbitrator.
- 12. Venues and Governing Law. This agreement is made and entered into in Ventura County, California and it is to be performed in said county. The laws of the State of California should govern the validity, performance and enforcement of this agreement.
- 13. Entire Agreement. This agreement constitutes the entire agreement between the parties hereto regarding the water well site and easements. It supercedes all prior agreements and amendments thereto including negotiations, statements, promises and understandings, if any, relating to this water well agreement. Any prior negotiations, statements, promises or understandings shall not be used, interpreted or construed in interpreting this agreement.

6-2-386-1525

14. Notices. All notices which may be or are required to be given under this agreement shall be in writing and should be personally delivered or sent first class to each owner. Notices shall be sent to the following:

Wheeler Canyon Partners, LLC 11601 Wilshire Blvd., Suite 2240 Los Angeles, CA 90025

Robert G. Leslie and Marilyn B. Leslie 3739 Wheeler Canyon Road Santa Paul, CA 93060

Parties may from time to time change their address upon giving written notice to the other party.

- Amendments. Any amendment to this agreement shall be in writing and signed by all parties hereto.
- Counterparts. This Water Well Agreement may be executed in one or more counterparts which; all taken together, shall constitute the agreement; provided, however this agreement shall not be of any force or effect unless executed by all parties hereto.
- Further cooperation. It is recognized that certain easements will be drafted and need to be recorded. The parties agree that such further cooperation and execution of documents to carry out this agreement shall be done in a prompt manner.
- Puture Intended Usage. It is the mutual intention of the parties to this agreement that the formation of this new water company and its successors, shall be the main provider of agricultural and domestic water to both the Leslie property and the Wheeler Canyon Partnership property upon future development. To this end, both properties shall have the priority of use from water produced from the wells drilled under this Well Site Agreement. Water prices from the water company to be formed for future owners of these two properties shall be at the same rate as scheduled rates for all other local users

Case 2:15-cv-02111-JAK Document 20-2 Filed 08/04/15 Page 5 of 28 Page ID #:206

Apr 18 07 11:49a Bob Leslie

86-1525 805-525-2719

Page 8 of 11

This agreement is executed by the undersigned parties in Ventura, California

Wheeler Canyon Parmers, LLC

Marilyn B. Leslie

4/13/2007

Though the information below is not required by law, it may prove valuable to persons relying on the document and aculd prevent fraudulent removal and resitechment of this form to another document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document and aculd prevent fraudulent removal and resitechment of this form to another document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below is not required by law, it may prove valuable to persons relying on the document. **DOTTIONAL** Though the information below. **DOTTIONAL** Though the information below. **DOTTIONAL** **DOTTIONAL** **DOTTIONAL** **DOTTIONAL** **DOTTIONAL** **DOTTIONAL** **DOTTIONAL** **DOTTIONAL** **DOTTIONAL** **DOTTIO	Charles and Charleston and an	
Don MAH 2, 2007, before me, Amul Rosen Dersonally appeared William T. Chadwick Approach to me on the basis of satisfactor evidence Towns 1 1841199 Beneficial to the within instrument and acknowledged to the within instrument and acknowledged to the historized executes the same in Therefisher executes the subscribed to the within instrument and acknowledged to me that Destructes the subscribed to the within instrument the executes the same in Therefisher executes the same in Therefishere	State of California	
Don MAY 2, 2007, before me, Amus Rosen personally appeared William T. Chadwin Spents ANY ROSEN Count if 1641198 in the subscribed to the within instrument am acknowledged to me in the basis of satisfactor evidence ANY ROSEN to be the person(s) whose name(s) (Sharm through the instrument to the same in instrument the person(s) signature(s) on the instrument the person(s) signature(s) on the instrument. WITNESS Thy hand and official seal. WITNESS Thy hand and official seal. Place Neary Seal Above OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document tille or Type of Document: Document Date: Signer(s) Other Than Named Above: apacity(les) Claimed by Signer grief's Name Individual Corporate Officer — Title(s): Partner — D Limited — General Attorney in Fact Trustee Guardian or Conservator Other:	County of LOS Angeles	> \$\$.
Place Notary Seal Above Place Notary Public		
Place Notary Seal Above Place Notary Public	On HAY 2, 2007 before me	Amu Rosen
AMY ROSEN Comm. # 16419 To be the person(s) whose name(s) (Bear subscribed to the within instrument and acknowledged to me that (Bearts town) and that by (Figh-held) signature(s) on the instrument the person(s), on the entity upon behalf of which the person(s) acted, executed the instrument the person(s) acted, executed the instrument. WITNESS rily hand and official seal. WITNESS rily hand and official seal	Date	
AMY ROSEN Coss. # 1641199 Its Seed Above Place Notary Seel Above Place Notary Seel Above Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Though the information below is not required by law, it may prove valuable to persons relying on the document. Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Though the information below is not required by law	personally appeared <u>UXWW</u>	Namer's of Signer's
ANY ROSEN COMM. # 1641199 Intermediate Currons Intermediate I		B. of
ANY ROSEN CONN. \$ 1641195 Month of the county of the count		
Though the information below is not required by law, it may prove valuable to persons religing on the document and could prevent fraudulent removal and realizationent of this form to another document tile or Type of Document: Number of Pages:		
Though the information below is not required by law, it may prove valuable to persons religing on the document and could prevent fraudulent removal and realizationent of this form to another document tile or Type of Document: Number of Pages:	AMY ROSEN	ARD.
Its Names County In Coses Ep. Jal. 27. 200 In Coses Ep. Jal. 200 In Coses Ep. Jal. 27. 200 In Coses Ep. Jal. 27. 200 In Coses Ep. Jal. 200 I	- Coun.# 1841199 m	to be the person(s) whose name(s) (is) ere
the same in Maheritheir authorizer capacity(ies), and that by his heritheir signature(s) on the instrument the person(s), of the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS ray hand and official seal. OPTIONAL Though the information below is not required by law, it may prove valuable to persons retying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document itle or Type of Document: Document Date: Number of Pages: Individual Corporate Officer — Title(s): Partner — Dimited Deneral Attorney in Fact Trustee Guardian or Conservator Other:	C (Caragody) Los Angeles Colary]	
capacity(ies), and that by firstherither signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s acted, executed the instrument. WITNESS Thy hand and official seal. OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document title or Type of Document: Document Date: Docu	1 COM. ED. JUL 21, AND 1	
signature(s) on the instrument the person(s), of the entity upon behalf of which the person(s acted, executed the instrument. WITNESS fly hand and official seal. WITNESS fly hand and official seal. WITNESS fly hand and official seal. OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document title or Type of Document: Document Date: Document Date: Number of Pages: Individual Corporate Officer — Title(s): Partner — □ Limited □ General Attorney in Fact Trustee Guardian or Conservator Other:		그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그
the entity upon behalf of which the person(s acted, executed the instrument. WITNESS his hand and official seal. OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document title or Type of Document: Document Date: Document Date: Number of Pages: Individual Corporate Officer — Title(s): Partner — □ Limited □ General Attorney in Fact Trustee Guardian or Conservator Other:		
acted, executed the instrument. WITNESS my hand and official seat. WITNESS my hand and official seat		
Place Notary Seal Above OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document itie or Type of Document: Document Date: Document Date: Number of Pages: Individual Corporate Officer — Title(s): Partner — □ Limited □ General Attorney in Fact Trustee Guardian or Conservator Other: Other:	1.8%	
Place Notary Seal Above OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document itie or Type of Document: Document Date: Document Date: Number of Pages: Individual Corporate Officer — Title(s): Partner — □ Limited □ General Attorney in Fact Trustee Guardian or Conservator Other: Other:		
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document itile or Type of Document: Document Date: Document D		WITNESS may hand and official seal.
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document itile or Type of Document: Document Date: Document D		Muhron
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. rescription of Attached Document itle or Type of Document: Document Date:	Place Notary Seat Above	Stinature of Notary Public
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. rescription of Attached Document itle or Type of Document: Document Date:		
and could prevent fraudulent removal and reattachment of this form to another document. Description of Attached Document itie or Type of Document: Document Date:		D W C WW D E B C DWD
itle or Type of Document: ocument Date:		
itle or Type of Document: ocument Date:	Decariation of Attached Decument	
igner(s) Other Than Named Above: apacity(ies) Claimed by Signer gner's Name: Individual Corporate Officer — Title(s): Partner — □ Limited □ General Attorney in Fact Trustee Guardian or Conservator Other:	The state of the s	
igner(s) Other Than Named Above: apacity(ies) Claimed by Signer gner's Name: Individual Corporate Officer — Title(s): Partner — □ Limited □ General Attorney in Fact Trustee Guardian or Conservator Other:	reconstruction of the second o	
apacity(ies) Claimed by Signer gner's Name: Individual Corporate Officer — Title(s): Partner — □ Limited □ General Attorney in Fact Trustee Guardian or Conservator Other:	Document Date:	Number of Pages:
apacity(ies) Claimed by Signer gner's Name: Individual Corporate Officer — Title(s): Partner — □ Limited □ General Attorney in Fact Trustee Guardian or Conservator Other:		
grier's Name: Individual Corporate Officer — Title(s): Partner — □ Limited □ General Attorney in Fact Trustee Guardian or Conservator Other:	Signer(s) Other Than Named Above:	
Corporate Officer — Title(s): Partner — D Limited D General Attorney in Fact Trustee Guardian or Conservator Other:		
Corporate Officer — Title(s): Partner — D Limited D General Attorney in Fact Trustee Guardian or Conservator Other:	Capacity(les) Claimed by Signer	pusses, and pulling details to an experience of the control of the
Partner — ☐ Limited ☐ General Attorney in Fact Trustee Guardian or Conservator Other:	Capacity(ies) Claimed by Signer Signer's Name:	RIGHT THUMBERINT OF SIGNER
Attorney in Fact Trustee Guardian or Conservator Other:	Capacity(ies) Claimed by Signer Signer's Name:	
Trustee Guardian or Conservator Other:	Capacity(ies) Claimed by Signer Signer's Name: Individual Corporate Officer — Title(s):	
Other:	Capacity(ies) Claimed by Signer Eigner's Name: Individual Corporate Officer — Title(s): Partner — □ Limited □ General	
The second secon	Capacity(ies) Claimed by Signer Signer's Name: Individual Corporate Officer — Title(s): Partner — ☐ Limited ☐ General Attorney in Fact	
	Capacity(ies) Claimed by Signer Signer's Name: Individual Corporate Officer — Title(s): Partner — ☐ Limited ☐ General Attorney in Fact Trustee	
aner is kenresentiris	Capacity(ies) Claimed by Signer Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator	Top of fluore have
AS 184 PM To Value WOOD LINE Poly	Capacity(ies) Claimed by Signer Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator	Top of flumb here

Exhibit C

DECLARATION OF LINDA S. RAREY

I, Linda Rarey, do hereby declare as follows:

- 1. I am over the age of 18 years and not a party to this action. I have personal knowledge of the facts stated herein and, if called as a witness, would competently testify thereto.
- 2. I worked as an agent for the Federal Bureau of Investigation for 23 years, from 1987 through September 2010. During my years of service, I investigated international financial crimes both here and abroad.
- 3. Approximately 18 months past I was asked to review Bankruptcy Case Number No. 9:08-bk-11949-RR, in re ROBERT GWEN LESLIE and MARILYN BEVERLY LESLIE, for the possible fraudulent conduct of a Trustee in a Bankruptcy Proceeding. The name of the Trustee is Sandra Macbeth and the Bankruptcy Case involved was initially a Chapter 11 case that was converted to a Chapter 7. When I concluded my investigation I prepared written report of my findings. I concluded that Ms. Macbeth did in fact act with malfeasance and otherwise violated her duties as the Trustee. A full true and correct copy of my written report is attached hereto Marked Exhibit A and by this reference incorporated herein as fully as then set forth at length. In my report I reference documents and such documents are also included.
- I declare under penalty of perjury under the laws of the State of California and the United States of America that all of the forgoing is true and correct.

Executed this 13th day of November, 2014 in Chatsworth, California.

Linda S. Rarey

10215 Variel Avenue, Unit 17

Chatsworth, CA 91311

In re
ROBERT GWEN LESLIE and MARILYN
BEVERLY LESLIE,
Debtors

Case No. 9:08-bk-11949-RR

The following sets forth the findings of Linda S. Rarey after a review of the above noted bankruptcy file.

This matter involves almost 2000 acres of land in Santa Paula, California. The background of the matter was that the owner, Robert Leslie, had made an investment back in the late 1970's which he pulled out of because he felt it wasn't performing well enough. He sustained a loss, and legally claimed the loss on his income tax. Well past the statute of limitations, the IRS issued a Notice of Deficiency, alleging that he had made the investment to purposely accrue a loss for tax purposes. That ruling was appealed, and he lost. While I have some questions regarding the way the IRS exceeded the statute of limitations (which seems to have been addressed by the Supreme Court in United States v. Home Concrete, although Mr. Leslie is still being held liable for the assessment, perhaps due to his inability to hire appropriate legal counsel because all is funds are tied up in the bankruptcy), Mr. Leslie made some bad decisions, and didn't deal with the liens. He subsequently filed a Chapter 11 Bankruptcy, which was converted to a Chapter 7 by the Bankruptcy Court in Santa Barbara, in spite of the fact that there was more than enough value in the estate to cover the debt. The IRS was the sole creditor in the bankruptcy.

Regardless of bad decisions made by Mr. Leslie, in reviewing the documentation it was very clear that the trustee was not handling the estate in accordance with the Handbook for Bankruptcy Trustees. Furthermore, it became clear to me that the "game" for the trustees was to sell everything off as quickly as possible, with no real effort to determine actual values. The trustee's filings seem to be "rubber stamped" by the judges without much, if any, inquiry to the validity of the information.

In the Leslie matter, I noticed that the Handbook for Chapter 7 Bankruptcy Trustees states:

C. STATUTORY DUTIES OF A TRUSTEE

Although this Handbook is not intended to be a complete statutory reference, the trustee's primary statutory duties are set forth in part in section 704 of the Bankruptey Code and are detailed more thoroughly in other parts of this Handbook. A chapter 7 trustee must be personally involved in carrying out the trustee's duties and other fiduciary responsibilities. 28 U.S.C. § 586(a). If the trustee is or becomes unable to be directly involved in the performance of these duties and responsibilities for any time period, the trustee must advise the United States Trustee immediately. 28 U.S.C. § 586(a), 28 C.F.R.§ 58.3(b).

http://www.justice.gov/ust/eo/ust_ore/ustp_manual/

The trustee in this matter allowed a contract to be drawn up between her and Wells Fargo ceding the water rights to a 700 acre parcel of land owned by the Leslies to Wells Fargo (with no compensation to the Leslie estate), who had foreclosed on the adjacent property. This transaction resulted in a significant devaluation of the property. A deposition of the trustee regarding the transaction yielded responses of "I dunno" seems to be pretty solid evidence of her lack in this area of administrating the estate.

There are also directions in the manual regarding the handling of large amounts of funds in the Trustee account. Section 5, paragraph E directs as follows:

CONTROLS OVER ESTATE BANK ACCOUNTS AND INVESTMENT OF ESTATE FUNDS

The trustee must immediately open a separate account for each estate as soon as funds are received. The accounts must be maintained under the direction and control of the trustee at all times. 28 U.S.C. § 586. Accounts may only be maintained at depositories which have agreed to abide by the requirements 11 established by the United States Trustee. The trustee must notify the United States Trustee of the identity of the banking institution in which estate funds are held and thereafter must immediately notify the United States Trustee of an intent to transfer estate accounts to another banking institution. 28 U.S.C. § 586.

Generally, a trustee should utilize a single banking institution and should initially deposit funds to an interest-bearing account in order to maximize the return to creditors. The trustee must monitor bank account activity on a regular and ongoing basis. 28 U.S.C. § 586.

TYPES OF ACCOUNTS

Section 345(a) provides that a trustee may invest monies of an estate. Estate funds must be deposited or invested in order to provide a maximum, reasonable net return to creditors.

a. Interest Bearing Accounts

Interest-bearing estate accounts are either money market accounts or savings accounts. In considering the reasonableness of the return on interest-bearing estate bank accounts, the trustee may consider the following factors: (1) size of the account; (2) expected duration of the deposit; (3) size of the interest rate differential between the bank's rate and comparable market rates in other institutions or investment vehicles; (4) whether the trustee has negotiated with the bank for the highest possible interest rate; (5) interest rates offered by other banks that provide bankruptcy services; and (6) the value and cost of software and other services provided by the trustee's bank.

Exhibit D

CALIFORNIA ASSOCIATION

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS For Use With Single Family Residential Property — Attached or Detached (C.A.R. Form RPA-CA, Ravisad 1888)

Da	fe .	April	18.	2006		sair .	e e a a e a en en a a a a a a a	8,00	St. 40 t. 8" 11. 69.6 11	s ruk-uk, Sez	LOBINATEDED A	rule)				
1.														Distribution di Avenue	MARINE DISTRICT CONTRACTOR OF THE PARTY OF T	, , California
	A.	THIS t	8 AN	OFFER	FROM _				Olveni	c Land	Derve I om	emot Co. and, Sec				### Carrier 18
	8.	THER	ueal	prope	KIY TO	BE ACQ	UMED is (lescribed	as 1,79	1.11 Zer	es of 1	and Sor	re Dan T	es /22	15 th to the to	("Buyer"
		**************************************	energia de la composição	-		Salah dan		en a marina de la como de la como La como de la como de	Assos	tor's Percel	No See	and, Ser Attache Ventura Thomas	- A.	OR S-ACE	_33494_	armeterminanterminantermina
	-	AND COMPANY	0 6000		Santa	Paul	Ž		, Court	by af	J. Constanting	Venture		***************************************	Palifornia	, spieme i
	En.	THEP	URCH	mae Pi	UCE offe	wed is z	wonty-5	iz MII	Lion Tw	o Hundre	d Fifty	Thensen		, , , , , , , , , , , , , , , , , , ,	Action California .	, rropeny
	m.	AND ANDS					894447 2			You are very sure of	THE PERSON NAMED IN COLUMN TWO	Dollars \$	96 95A A	ስበስ ለበ	Annual Comment of the	Harventina programma programme
m-	E.F.		eofi	ESCRO						2006						Mantacon Malagaran and an and
Ž.	8°-20	MARKE.		is: Obl	dining the) loans b	siow is a	continge	may of this	Agreemer	t unless: ((date) i) either 2K	or 21 le r	hankai k	majoren en 15: majoren en 15:	ocepanice.
	20 C	i spanje ili ili Povinskipovana	neen arminiñ	. Duyer :	ense aci i	Oliganay	and in got	rd faith to	obtain the	designated	bans. Ob	il) either 2K Bining depo	Mit. down o	avment s	ransar, ut (1) Ibd closina	y oursmen conte le re
	A	(ALTIA)	LOE	COSET: F	tume hec	indiamini La company	n wn de g	DOU WINST	i deposited	with Escron	w Holder.	 4				
		to the s	March :	endere diti	no the est	r gewone as fair Imrêm l	colona si	usa amou	m or	******			*******	\$	240	,000.00
		for M	nggran saa s	on annual of Abdress	de mues ess	y money an fan m	and announced	en e		***************************************		by par tile co.	BONBI check	Ţ		A STATE OF THE PARTY OF T
		which :	shell	be held	189004710	a Resus Da	a programes : Locustemen	and the		<u> Arv Naci</u>	onal Ti	<u>tle Co.</u> daya aftar .		5		
		(or 🗀				- AND STREET OF	and selections are a	e emeri fitel	an enchores	st menin 9	DUSMOSS (daya alter .	Acceptance	\$		
		Escrow	Hold	er. (orl	l Into Bro	demora terra	d seconomia				***************************************	and the sound of t	,-), with	}		
	B.	MCRE	A9ED	DEPO	MT: Bure	Ar sholi	danned wi	Ha Espanou	u lilminima a	Barrier	8 4 4	n the amo	200 B			
		within		. D	we Afer	Accerte	mprous se ses ne Mil	us minusus T Same	v Charles a	n argener	i deposit i	n pe amo: Logencia	un oi	\$	200	<u>,000.00</u>
	C.	* 88-80-88 8	ሙውያ <i>ም</i> የፊ	2 62 6 6 7 8		CO 51 G.SUP										
		(4) NE	W Fin	at Deed	of Trust	in faces s	of lender a	e e e e e e e e e e e e e e e e e e e	ine de S	« # # » # # # «	* * * * * * * *	o payabie a		. \$	O THE REAL PROPERTY OF THE PERSON NAMED AND ADDRESS OF THE PER	anni marini mana mana mana mana mana mana mana m
		FRESHM	4 40 40 4 40	3		BOX STRUCTURES S	220 EGRO 47 ST		Sales in the sales of the sales	ottombre mer on Street Park I on	men 2 w Print	and the second s				
		of	of entire t	Marie Carlos Company	% belo	nce due	T)			engunuung:	ise will s	meannum i	niciosi rele			
		<i>Day</i>	loan	lees/bol	nde mod fo	excessi		managazana P ^{op}	oo, muun <i>o</i> r.	ener erane e	a.o.B. a. a.da #8.	maxwuum u yeers. er ihe desig	duyer shall			
		ls c	onwen	donal. F	HA or VA	1.1	the same of the sa	مستوي سومي	personance a fine an	are scilled of	hhil aumai	er das desa	mased loan			
		(2) 口 #	HA [TVA: C	The folice	-, Mka kerr	a only ann	lu to the F	THE MAYER	loen that is	ا فسينتسسطه					, ·
		Sell	er sha	l oev		% d	iscoved no	nie Salie	reneren. Rebeileum	rann unce 19	orrected.)	d to be paid	r X			7
		5_1 31	ere en a		3			San Land	siednesses promise of	and their Bosonia made	the naturalism in the Mileston		AD 8			
		thos	e fo	NOOG	destroy	rina pas	Ø net el	hanules	anan kata n Ananya	for any or in	ener segue	red ræpens ent, 🔲 not	(acnad			
		W			21/2/20, 2002-22/9		PERSONAL PROPERTY	Amount	grandinasion. PPSM income	on as usu an Monochus	o rigeromen Iron Iron Iron	ice blewjm A	TO GRUSSIE			
		PERCO	126 128	ming oo	ses and m											
6000	D.,	ADVITU	TALA	ETHE A DIS	TAME THE	5000 - 1 ¹	Carles Marie	ndna. (C	AR Form	SFAY THE	anomalana i	inencing, .		ø.		
	1	(C.A.R. I	Form	PAA, pa	ragraph 4	44); 🗇 a	ssumed fin	encino (C	AR Fom	PAA nara	aranh ARI	inducing.	* * * 4 5 4 5 1	* * *	managementaristrative	arthur de la Mandanga (fraga yang
				e in terms	. 20 (0.000) 5 (0.00)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		restauration of the con-			Charles A Land	AMERICA CONTRACTOR	ender sometiment of the section of t			
								Politikas grandino do . Ante finalistika de 193		*************************		WANTED COMPANIES AND THE STREET, AND THE	decementario de la competito d			
E	2	Balam	ce of	PURCI	MSE PR	ICE (not	including c	cets of ol	biblinina ke	me and offic	er edenalmen e	cets) in the	New Acres 2 Parents		ser Alia.	MAM AM
F	. 1	Purchy	ase f	Pace n	OTALI:							******		<i>1</i> 20 1	2¢ 080	000 00
£																
						welven s	of Buyer's	written a	collection	end coedt r	wort Buy	er is prequ	allad ar a	45632 Beessee	um ut more	Jage Joan
	5	specified	Im 2C	above.			an realization				where well	ans was but stablets	www.com	negliya Opt	ay not diff. L	eta iosu
Ž.	L	Vernfig	ATIO	n of [XXXIII P	AYMEN	r and ca	.OSING	Costs: E	luver (or E	luver's len	der or los	n henkor n	a sem semanis d	Lat. 1925	
_	100	for \square	entertion to the second	***************************************	_) Days	After Acc	Xeptance, p	ravide Se	eler willen	verification	of Buvera	down pays	n mesen p sambandele	entre man	id 20) sin 	u, wenn
	1	he loan (contin	goncy o	f cancel t	his Agre	ement; OR	(III) (If ch	ecked) []	he loan co	ilingency s	e, Buyer sh shall remair	in ellect v	arow or pr uniii tha ci	nagrapu ri Doinnaisti	i iciiore
90	. #	lpprar	ial c	MITHO	mency a	ind rea	WVAL: Th	ile Agreer	nent is (OF	l, if checked	I. CRI de NAC	M) conting	ent woon H	m Prone	the annealmi	more not some
	N.	ass men	and dates, and	men motor outs after	free ment start table street	# 8/# W/#W/ 88	88.46-78 CF - FOR 100	30.50000 S 2.300000	SECTION OF SECTION SECTION	ARROW MANAGEMENT AND	and the second second at	SAME TO AND A STREET	and the same of the same	- SE B -	to booking make	B - 40 648
	*****	-	9 ·····	design or at the	the to appropriate the party	and the sale on the	AND THE REAL PROPERTY AND ADDRESS.	987A 881,8947.2433	CHANGE BUT OF COURSE	THE PROPERTY OF STREET, STREET	A CONTROL OF THE REAL PROPERTY.	Comment and the second second second	and the same of th		the set of the set of	REEF LANG
	11	r them is		deri demonstration	ngency, l	Buyer sh	ell, as spec	affed in p	aragnaph 1	48(3), remo	we the app	ure apprais Reissi confi	BOBOCY WAS	in 17 Inc	i Granis di estis SJAPA	_) Days
n.e	9.4	and the property of the second	enter ander by a	WW.												
100	- 13	N MO TC	MN C	ONTIN	Bency (if checke	d): Obtaini	ng any lo	an in parag	rephs 2C, 2	O or elsew	there in this	Aureament	la NOT a	e continoen	ray roll Holia
	* *	ARTICLE HAT HAT HAVE AND D	***** ***	asolisme and	es not of	Wain the	loan and a	s a resul	l Buyer do	sa not purch	izes the Pi	nore at use operly, Sel	ler may be	earfiled h	a Binner's A	parama parama
	1971	on a street. IN CONTRACTOR	en romann	ominanda												wife reserve seek
Base	L.	g mel ce	ash i	OFFER	(If checks	ed): No k	Min is need	led to pur	chase the	Property. Bu	ryer shall,	within 7 (or	П	1 Days	After Acc	Anlanca.
	- 124	ightern sa	Calmar A	maich at	Macadom	of suffic	lent funds (lo close ti	ils Iransaci	ion.	•	***	Court consumerations	amers in any order	m. n. szadka i k. k. desda	entionment served
(A)		ing an	id oc	CUPAN	CY:	_		18 18		*						
a de la composición dela composición de la composición de la composición de la composición dela composición de la composición de la composición dela composición dela composición de la composic	. 25	uyer irae	arae (1	n. 😭 90	es not in	tend) to (icapy the	Property	es Buyer's	primary res	idence.					
	Sec.	ener-oci	sup(e	o or vac	an prof	wity: Oc	cupancy s	hali be de	Nivered to	Buyerat	noon	DAMD	PM, DE on i	ihe date	of Clase Of	Escrow
] on	*************		ox □ wa	Leter th	M		Days Afte	r Close Of E	marranes fam	A ED ELAPINA I	DAA mountain	mmmEn A V &	Paum	e 40.5
	Q.C	COUpanc) Guránde	y do n	manay ana	ane stra and	mant Mild	· maker was	3 - CANNEL I	re edvised	to: (I) enter	into a writi	su occrbsu	oy agreeme	ant; and (D) consult v	with their
cop	erigiyi Higiry	lines of th	io Unite	d Sinte f	17 U.S	. Code) for	ld the immits	curlizana i			Buyer	s indials (_)(<u> </u>	
HOLLE OOR	don d	of this form	, or an	y porton à	mand, by p	hotocspy re	id the unauto actions or any got 0 1591 RESERVEO.	Diver			Seller	o initiale ()(
FOI	MA	ASSOCIA	TION O	F REALTO	rsin, inc. a	UL RIGHTE	gra of 1991: RESERVED	4005,	•		Reviewed	M.P	Date	Real Property of the Control of the		
		uly series	e ieud	<i>inner</i>	i or al	CALIF	Ornia re	SO DENT	AL DIIDA	iase a <i>r</i> en		? RPA-GA PA	CHE A CHE A	Zenerala Pa		AVOID NOT
(Ori	C I	Cynthia	Loug	ıhman .	& Eugen		Proparate (200	以《观点在_49	A-3	200 man # 20 00	COLD AND THE MAN					termosis-polipsistencing
Olo		REMAX	Gold	Coast	REALTO	fts 13	00 Eestina	wi Ave, 1	01 , Ven	ran. (ov Lura	CA 9300	. r 13	repared pa	ony was	rom se) 50	mare

1,794.11 Acres of land	
PTODETV ACCIDES: Santa Danza da daza	
C. Tenant-occupied represent the Secretarian should be acceptable	Bate: April 18, 2006 6 (or []) Days Prior to Close Of Escrow, unless otherwise agree
to writing. Note to Seller if you are translated and the sellent at least	6 (or []) Days Prior to Close Of Escrow, unisse otherwise agreement in accordance with rent control and other applicable Law, you see
he in breach of this accommand	recent in accordance with rent control and other applicable I am you are
All All Archaeles of the same and the same a	man fan fan man general de fan
The attended Liverscope to remain in possession. The attended to the control of t	ached addendum is incorporated into this Agreement (C.A.R. Form PA/
Paragraph 3.);	
Art (ray (in Chacked) [This Agreement is contingent upon Buyer at	nd Seller entering into a written agreement regarding occupancy of the Proper
wenn the time specified in paragraph (48(1), if no written accounts	to Seller entering into a written agreement regarding occupancy of the Propert at is reached within this time, either Buyer or Seller may cancel this Agreemer
in wing.	
D. At Olose Of Escrow, Seiler assigns to Buver any resignable warm.	my rights for items included in the sale and shall provide any available Copie
of such warranties. Brokers cannot and will not determine the assign	ing regions we need in included in the sale and shall provide any available Copie
E. At Close Of Escrew, unlose otherwise according to the control of the control o	nability of any warranties. I provide keys and/or means to operate all locks, meliboxes, escurity systems
STATES AND CALLERY CONTRACT & Character of C	I provide hays and/or means to operate all locks, meliboxes, escurity and me
denoted in the Harmonian American at the a composition of	i provide htys and/or means to operate all locks, mailboxes, security systems r located in a common interest subdivision, Buyer may be required to pay a
deposit to the Homsowners' Association ("HOA") to obtain keys to a	coesible HOA facilities.
of partice marriaged if the contract of the co	iscessible HCA facilities. re, this paragraph only determines who is to pay for the report, inspection, iss
in our creek arrange in the appearance never of chewhere in this Appearance	re, the paragraph only determines who is to pay for the report, inspection, issent, the determination of who is to pay for any work recommended or identified
by any such report, inspection, test or service shall be by the method spe	ocited in parametr (4812).
A SECOND PROPERTY OF A PARTY OF A SECOND PARTY OF A SECOND PROPERTY OF A	
(1) Li suyer 22 Selier shall pay for an inspection and report for	wood destroying pests and organisms ("Report") which shell be prepared
Dy Taylor Post Co	section () and the property of the property o
control company. The Report shall cover the accessible areas	of the main building and attached structures and, if checked: Getached
garages and carports, Tidetached dacks. 178 the following of	or me main building and attached structures and, if checked: detached er structures or areas stome adjacent to main home & any and
all other homes on subject re	The Report shall not include roof coverings. If Property is a condomination
or located in a common interest substitution the General about in	. The report shall not include roof coverings, if Property is a condomination
200 Shell and include common appear unless otherwise among the	 I he Report shall not include roof coverings. If Property is a condominium finde only the separate interest and any exclusive-use areas being transferred Mater tests of shower pans on upper level units may not be performed without
CONSERF OF the owners of present holes the element	trace was or shower parts on upper level units may not be performed without
OR (2) T (If checked) The placked address (C & C Townson)	. 10mm/s/
into this Acrosmoni	garding wood destroying pest inspection and allocation of cost is incorporated
B. OTHER INSPECTIONS AND REPORTS:	and the second s
(4) [7] Pinter [9] Scilor chall near to be a section of the sectio	
13) Li giune Li galleratari mari la la la la sabit ot buvate semade qu	sposal systems inspected By licensed septic related crops
(2) Suyer Seller shall pay to have domestic wells tooled for we	sier polability and productivity
Government regarements and retroets.	
(1) 🗌 Suyer 🔀 Seller shall pay for smoke detector installation and/	for water heater bracing, if required by Law, Prior to Close Of Escrow, Seller
shall provide Buyer a written statement of compliance in accord	Harry with close and tract I my unless a sure.
	Addition makes and an analysis of the second
reports if required as a condition of closing escrow under any I	few 75 and instrumenty government instrum standards, inspections and
D. ESCHOW AND TITLE:	And the second s
(1) 🔀 Buyer 🛛 Seller shall pay eacrow fee 1/2 each	
Escrow Holder shall be Fidelity National Title-R	
[2] T Busser W Seller whall now for communic this because it	CROS HOLDS
Control the separate by the series of the series and series are series and series and series and series and series are series and series and series and series are series are series and series are series and series are series are series and series are series are series are series are series are series are se	ocided in paragraph 12E
(Buyer shall pay for any title insurance policy insuring Buyer's I	lender, unless otherwise agreed in writing.)
E VINER COSTS:	
(1) Duyer (2) Seller shall pay County transfer tax or transfer fee	16000000000000000000000000000000000000
(2) Buyer Seller shall pay City transfer tax or transfer fee 1/2	Section 1. Lange
(5) Buyer Seller shall pay HOA transfer fee D/a (4) Buyer Seller shall pay HOA document preparation fees D/	* A Company of the Co
(4) U Buyer O Seller shall pay HOA document preparation fees a	
	a
With the following optional operation: 2004 contract on	The contraction of the second contraction of the co
fal Classes Ciopes sissi 53 for	
(7) [BRAT [Roller shall nev for	
STATUTORY DISCLOSURES (INCLUDING LEAD-BASED PAINT HAZAI	20 Decide Control and Control and Control
District preside a substance or amended Seales-	sty provided to Buyer of which Buyer is otherwise unaware, Saller shall
disclosure shall not be required for conditions and material ins	, or wantly, covering trees name, flowever, a subsequent or amended
A series many water a restriction of the series and state of series (1925) 3220	Anna and the same of the same
	Buyer's Initials (25)()
and the second of the first and the first and the contract of	
PANST 0 1991-2019, CALIFORNIA ASSOCIATION OF REALTORS (INC. PA-CA REVISED 1/86 (PAGE 2 OF 8)	Sefer's Initiale () ()

1,794.11 Acres of land

	ric	pany Address: Santa Paula, CA .	The state of the s	Date: April	7 10.	436	ne
		(4) If any disclosure or notice specified in Super shall have the right to cancel the giving written notice of cancellation to ! (5) Note to Buyer and Selfer: Walver of ! B. NATURAL AND ENVIRONMENTAL HAZ earthquake guides (and questionnaire) and Property is located in a Special Flood Haz Ares; Earthquake Fault Zone; Selarnic Hartquired for those zones. C. DATA BASE DISCLOSURE: Notice: Pursuavallable to the public via an internet Web criminal history, this information will invient.	n 5A(1), or subsequent or amende is Agreement within 3 Days After is Seller or Seller's agent. (Lead Discissionary and Lead Discissionary at the specified in a environmental hazards booklet; (I card Area; Potential Flooding (Inunizard Zone; and (iii) discisse any usint to Section 290.46 of the Penal ship maintained by the Department	ostres sent by mail must be sent or ostres sent by mail must be sent or a prohibited by Law. I paragraph 14A, Seller shall, if requilible of accompt from the obligation detion) Area: Very High Pire Hazar other zone as required by Law ar i Code, information about specified it of Justice at www.megansline.ca.	D Buyer lettrery (tiffed m lined by to provid i Zone; d provid egisters jov. Deg	after by de all or Law: de a Stak je ar dd se pend	r the offer is Sign aposit in the mail, better.) (i) deliver to Buy NHD, disclose if the Free Responsibility other informations offenders is mainty on an offender.
		oblain information from this water to desire	Branch Land of Street, 19112 1923 1931	le. If Buyer wants further information	Brokes	reco	mments had Ru
4	L (ONDOMNUMPLANCED INTERPRETATION	ENT PART ACTOR	ear divincia on line 15500 minelists il	this are	ol)	·
	ě	planned unit development or other common. If the Property is a condominium or is locate Days After Acceptance to request from the or anticipated claim or fligation by or again spaces; (iiv) Copies of the most recent 12 m all HOAs governing the Property (collective) and any CI Disclosures in Seller's possessi 148(3).	Days After Acceptance to disclose interest subdivision (C.A.R. Form: interest subdivision (C.A.R. Form: ind in a pleaned unit development or HOA (C.A.R. Form HOA): (i) Copiest the HOA; (iii) a statement contents of HOA minutes for regular	to Buyer whether the Property is a 3SD). other common interest subdivision, as of any documents required by Lateling the location and number of and special meetings; and (v) the number of the t	condon Seller h v; (II) di Jesignat Ines an	inium 383 (8cice	(or
		148(3).	and and administration of All Miles	mas in a countiblench of this your	neni se	8D0	dified in paragrap
7	B	ONDITIONS AFFECTING PROPERTY: Unless otherwise agreed; (i) the Property Buyer's investigation rights; (ii) the Property condition as on the date of Acceptance; and SELLER SHALL, within the time specifi Property, including known insurance cisi Form \$30).	(III) all debris and personal propertion in personal propertion in personal 14A, DISCLO issue within the past five years, A	pargiant grounds, in 10 de mainte y not included in the 1210 simil de re SE 1910WN MATERIAL FACTS : NO MAKE OTHER DISCLOSUMER	ined in Noved b NO DE REGUI	sido y Ck FEG RED	Mantielly the game xee Of Escrow. TS affecting the BY LAW (C.A.R
	D.	MOTE TO BUYER: You are strongly advise since Seller may not be aware of all delect may not be built according to code, in con MOTE TO SELLER: Buyer has the right to those inspections: (f) cancel this Agreems SEE INCLUDED AND FICE LUNCO.	Wildred with current Law, or has	e had permits issued.	ant Po	oped	br koorcessania
8.	m	SAS INCLUDED AND EXCLUDED.	t1 district Note Note 1985000 i	Colone of Sens Care, School			
	8.	NOTE TO BUYER AND SELLER: Name lists price or excluded from the sale unless specifitEMS INCLUDED IN SALE:	and the same for the	L.S., Byers or marketing materials an	i excit inc	dudo	d in the purchase
		(1) All EXISTING flowers and fittings that are	attached to the Property,				
		(2) Existing electrical, mechanical, Sphling, built-in appliances, window and doer act dishes, private integrated telephone systin-ground landscoping, treesfehrubs, write (3) The following items: Any farm equipment acceptances), wall purpose acceptances.	tems, air coelere/conditioners, poc ir softeners, water purifiers, security	toreungs, assened noor opverings Wapa equipment, garage door oper / ayatems/alarms; and	talevisi ere/rem	on a cle c	risma, saleille Smrois, melibox,
		acceptance) well names supplied in	Lies, stoves, diebvashe	<u>Lise to buyer vithin s</u>	<u>days</u>	<u>ot</u>	
	C.	(4) Seller represents that all fleme included in (5) All flems included shall be transferred free ITEMB EXCLUDED FROM SALE:					
9.	9U	TER'S INVESTIGATION OF PROPERTY AND	MATTERS AFFECTING PROPER		***************************************		Anna-terrorian-terrorian terrorian
	Pau	Suyer's acceptance of the condition of, and paragraph and paragraph 148. Within the timegreed, to conduct inspections, investigations, inspect for lead-based paint and other lead-bases offender database; (iv) confirm the insurable of the continuity of of the condition of the conditi	any other matter affecting the Pi te specified in paragraph 148(1), tests, surveys and other studies (* 1384 paint hazards; (2) inspect for shilly of Buyer and the Property;	operty, is a contingency of this Ag Buyer shall have the right, at Buye Buyer investigations"), including, bu wood destroying pasts and organise and (v) satisfy Buyer as to any ma	fa exper not limi na; (iii) lier aper	nae i lad t revis allied	uniess otherwise o, the right to: (I) w the registered in the attached
	5.	oy care. Buyer shell complete Buyer Investigations and Seller, at no cost, complete Copies of all Buy Investigations. Seller shell have water, gas, ele made available to Buyer.	. Se specified in paragraph 145, re	move the contingancy or cancel this by Buyer. Selier shall make the Pro on for Buyer's Investigations and the Buyer's Initials (VB) (Agreen party ar cough th	ieni. Valisi e do	Suyer shall give ble for all Buyer te possession is
iopy (PA	right -CA	0 1001-2008, CALIFORNIA ASSOCIATION OF REAL REVISED 1/06 (PAGE 3 OF 8)	•	Seller's Initials () (SEE	MARIEMANN)	
		CALIFORNIA REBI	DENTAL PURCHASE AGREEME	NT (RPA-CA PAGE 3 OF 8)	Managarana	SECTION ASSESSED.	Robert & Maril
				*** *			MAN 6 AND 200

(Ca	se 2:15-cv-02111-JAK	Document 20-2	Filed 08/04/15	Page 15 of 28	Page ID #:216
		1,794.11 Acres				
Pro	pe	rty Address: <u>Santa Paula</u> , C	M 83090 Or Tano		##\$\\	
	RE	PAIRS: Repairs shall be completed	refere he formal residence.	znehmasi (C. C. C	Date: <u>April</u>	The same of the sa
	exi	pense may be performed by Seller or to approval requirements. Repairs sha	brough others, provided the	COMMON UNIOSS OTHERWIS If the work commise with a	e agreed in writing. Repu	airs to be performed at Seller's
	ma	SECURIC II IS a service related that annual and		merden ernern nebere munde allefell	Mindre of Common that Tool	Alanca compensala la missa
		4018 for Raceles certained by where	All supposes a making of a	manager and the sections of	all Repairs may not be I	oesible. Seller shall: (1) oblain
44.		provide Copies of receipts and statem	nertia to Buyer prior to tinet	verification of condition.	a harvinian ni dami Rili	I the case of such Repairs; and
	Re	YER INDEMNITY AND SELLER PRO pair all damage arising from Buyer inv I costs. Buyer shall carry, or Buyer s	PIECIEN FOR ENTRY (PON PROPERTY: Buye	shall: (i) keep the Prope	xly free and clear of gene: (6)
	200	i COSIS. Binar abali come or Deser-	Same manager of the same and same at	amen remin Addition 1939119	oco nasii shi kasiidiili ishii	NV. COMPA, Dominele ricenarios
	wor	'k done on the Property of Russia also	white a fee of the same	a mad a decrees on becreeking	re higherth occrutatio CRU	NG GNY Bliver imverilasticae or
	"No	GCB Of Non-responsibility (C.A.R. E.	own MAIDI Go Down I	mass aronous on stream and file file file.	Certain protections may be nother Commonwell Survey	alforded Seller by recording a
12	uno Tim	er this personaph shall survive the ten LE AND VEBTING:	mination of this Agreement.	and the second s	as men a softward on the hold	orwalds. Suppre cologosons
	A.	Within the time specified in reservoir	h 14. Buyer shall be come	ON B PHYSON months in a	And the second second	
		issue a policy of title insurance and m may affect fille are a contingency of the	lly not contain every item (feeding Ma. Buyer's nevi	(ows/report, writer is Offic Ow of the continuous same	' an other by the title become to
	٨. ا	Tille is taken in its neacost condition a	diffriguel des mil mana	an Brane culfile militar and Chi		
		of record or not, as of the date of Acce subject to those obligations; and (ii) th	plance except: (i) monetar	/ Jose of record unlines &:	Drivitoris, restrictoris, rigi 1791 is assumina finae Ab	the and other mediers, whether
•	Pro (With the time apacitlad in november	4.6 A College boom a July to a	no affirment for interstrate the fifth	mg.	
ě	D. i	Within the time specified in peragraph At Close Of Escrow, Buyer shall rec certificate or of Seller's leasehold into	Sive a grant deed conven	acces to buyer as meter Ina lille for, for electron	o known to Seller effecting	Bile, whether of record or not.
	1	certificate or of Seller's leasehold into Buyer's supplemental esgrow instruct	areat), including oil, minera	and water rights if cum	urtly owned by Seller. Th	is that was as designated in
	. 4	CONSINT AM ADDOVEDRATE DOVE		CRANAM INTERMETE PROPERTY	e digmilicani lecal /	AND TAX CONSEQUENCES
	E. 1	Buyer shall receive a CLTA/ALTA Ho availability, desirability, coverage, and	meconer's Policy of Tille II	Surance. A title company	, at Eugen's request, can	Drovide information about the
	8	required by this personnels. Buver shot	i com or vericus tipe insure I instruct Exerce Holder In :	169 COVerages and endor	Pomerde, li Buyer desive	tilia coverage other than that
13. \$		e ar estel o limberil:			28 11 6014.	
ORE	L I	This Agreement is NOT contingent upon. 7 (If checked): The attached address.	un the sale of any property i	wheel by Buyer.		
	î] (If checked): The attached addending this Agreement.	an towns country is	arang ma contrigency fo	F the sale of property ow	med by Buyer is incorporated
14. T		PERIODS; REMOVAL OF CONTIL	Ygencies; Cancellati	ON RIGHTS: The follow	dny time periods pays	only be extended strand
44	CA	A. Form CRI.	And the second second is a second of the	o containstance of Ca	neessoon under this pa	regraph inust be in writing
A	. 2	IELLER HAS: 7 (of [3] 14) Days After Acceptant	te to deliver to Rever all :	monde dieningsmag and L	Marine Comment Comment Comment of the Comment Comment Comment of the Comment Comment of the Comment Comment Comment of the Comment Comment of the Comment Comment Comment of the Comment Comme
		esponable under paragraphs 4, 5A an 1) BUYER HAS: 17 (or 🔀 <u>60</u>	m m, are, screenlike in.			naturatori ich Minch 2600. 18
20-0	er d	(i) complete all Buyer Investigation	Days After Accept	BITCO, Unioss Othorwise ac	reed in writing, to:	
				repute end beier appica Od Daint and lead-besed :	010 information, which Bu paint becards so well so	yer receives from Seller; and
	0	(ii) return to Seiter Signed Coptes of ii) Within the time specified in 148(1), RR). Seller has no obtaining to ser	t diemetry end lego Disch Buyer men menuet ikai c	sures delivered by Seller	in accordance with paregr	aph 5A.
		By the end of the time epocified is applicable continuency (C.A.R. For	1 146(1) (or 21 for loan co	Ningency or 2J for appra	isal contingency), Buyer	shall, in writing, remove the
		condition of closing; or (iii) Common	n vov v varon dis rigig 1 literat Nichemae rune	pren. roveyer, i (i) go;	William-mandated hape	Clone/ reports required as a
			S COSTSTAN PARTHER SHIPT SHIPTED FOR	any such liems, or the firm	rex makes waten top 1970). Bispecified in 149/11 was	Epoched in 14A, then Buyer
C.	C	applicable contingency or cancel the ONTINUATION OF CONTINUENCY (neren anner, sen umarens f men barrensage helft fin mit.
-	(1	<i>1 ocust chie id concel bing: Col</i>	MINORELINA: SAller, other fi	Thinks I was a bloken	See Blomann Sm. Phoneliness for a	
		marked a allocated the second of the allocation of the second of the sec	NACE INSTALLED IN PARISON AND A	that of Man black blanco managements.	a late Blacker Brown and warmen with Place and	보이고 보이 있는 사이로 살아 있는데 사이를 보지 않는데 보지 않는데 보다 보다.
		live applicable contingency or cand ascrow on time may be a breach of	ari ling panggangang tangga g	ll contingencies have bee	en nemoved, failure of eill	har Buyer or Sellier to close
	(2) Continuation of Continuancy: Ev	On eller the excitation of t	ite Sme specified in 149	Rings wishe the call	to marker management 2 or 11
		second as his their side from the fill fill fill fill	ingranged of Children and As	and and the state of the state	The state of the s	v name requests to Seles. NOS Seles receives Blacks
	13	written removal of all conlingencies, Selier right to Cancel: Buyer Con-	CONSTRUCT NOT GROSS this	ACKBENNENT currium of to 14	C(1).	

(3) Seller right to Cancet; Buyer Contract Obligations: Seller, after first giving Buyer a Notice to Buyer to Perform (as specified below), may cancel this Agreement in writing and authorize return of Buyer's deposit for any of the following research: (i) if Buyer fails to deposit funds as required by 2A or 2B; (ii) if the funds deposited pursuant to 2A or 2B are not good when deposited; (iii) if Buyer fails to provide a letter se required by 2C; (iv) if Buyer fails to provide verification as required by 2H or 2L; (v) if Seller reasonably disapproves of the verification provided by 2H or 2L; (vi) if Buyer fails to return Statutory and Lead Disclosures as required by paragraph 5A(2); or (vii) if Buyer fails to sign or initial a separate liquidated damage form for an increased deposit as required by paragraph 16. Seller is not required to give Buyer a Notice to Perform requiring Close of Escrow."

Copyright © 1991-200	D, CALIFORNIA ASSOCIATION OF REALTONSO, II	MC.
RPA-CA REVISED	1/05 (PAGE 4 OF 8)	- areas
	warman In a manaman in some souls	

Reducer St	the work of

Case 2:15-cv-02111-JAK. Document 20-2 Filed 08/04/15 Rage 16 of 28 Page ID #:217 1,794.11 Acres of Jane Properly Address: Sanza Paula; CB 93600 Date: April 18, 2006 Date: Ap		O 0.45 00444 1764 1764		° Ella d'00/0	4/4E Dans	10 -100	D	ID #-017	
D. SPECT OF SULVEYS RESIGNAL OF CONTRINGENCIES: If Buyer randows, is writing, any contingency or concolidation rights, unless other specified in a separate writine agreement between Buyer and Seller, Buyer shall concludely be deemed to have: (i) completed all investigations, and review of reports and relies applicable information and disclosures partitioning to that contingency or conscient right, or for industry to obtain industry, responsibility and expense for Resignary or conscient right, or for industry to obtain industry. E. EFFECT OF CANCELLATION OR DEPOSITS: If Buyer or Seller gives written notice of cancellation grid, or for industry and obtaining pages to Sign mutation is between the Sequence of an acceptance of the Agreement. However, the pages of Sign mutation is between the Sequence of the Agreement, Superior of Seller gives written of during occurs. Release of fraction with require mutation during course, because of the with require mutation during occurs and costs incurred by that party. Face and costs may be pageable to service providers and wendow for an acceptance of the pages of the Sequence of the Property within 6 (or page of the Sequence). 18. INCLUDION OF SEQUENCE OF SEQUENC		Case 2:15-cv-02111-JAK D0	cument 20-2	Filed U8/U4	4/15 Page	16 01 28	Page	ID #:217	
D. EFFECT OF BUTFER'S REMONAL OF CONTINGENCIES: If Buyer manores, in vetting, any contingency or concollation rights, unless cities specified in a separate witten apparent between Buyer and deliver. Buyer shall contributely be desired to have: (i) compilated all is to proceed with the temperation; and (iii) secured all subtry, responsibility and expenses for Repairs or connection prints, or to Inability to obtain financing. C. EFFECT OF CANCELLATION OF DEPOSITS: If Buyer or Salter glass witten notice of connection pertaining to their configuration of the Agreement, Buyer and Solar spree to Sign maked instructions to cancel the salt and excesses and riverses deposits to the party on the salt seals less fees are doctain from the perpetain to account and riverses deposits to the party has a sealing to be because, less fees are doctain from the perpetain to account and riverses deposits to the party with the subtraction of the provided during excess. Releases of funds will require meases stigned misease instructions from Buyer and Solar provided during excess. Releases of funds will require meases stigned misease instructions from Buyer and Solar provides and provided during excessor. A party ang the subject in a child persist by the foreign for the provided during excessor. A party river has been completed to a special for account and the provided during excessor. NOT AS A CONTINGENCY OF THE SALE, but solely to continue; it has Properly within 6 for	m.	1,794.11 Acres of	land		Value *				
Investigations, and undess of reports and other application information and discharging partitioning to that contingence of the partition of an application, and applications and applications and applications of the partition of	879	Openy Address: Santa Paula, CA	<u>93060</u>			Date: <u>Apzil</u>	18, 2	006	
architection award. A party may be satigat to a drift panelly of up to \$1,000 for rofunal to sign seath as the whole is entitled to the despectated month (Chill Code \$1607.3). 16. FIRMA VERFICATION OF CONDITION: Depart shall have the right in make a final inspection of the Property within 6 (or		investigations, and review of reports and off to proceed with the transaction; and (III) are cancellation right, or for inability to obtain fin E. EFFECT OF CANCELLATION ON DEPOS terms of this Agreement, Buyer and Seller a to the funds less feet and continuous income	her applicable inform sumed all liability, re- lancing. NTS: If Buyer or Sel ignee to Sign mutuel i	ation and disclosu sponsibility and ex ler gives written n matruclions to cam	res pertaining to the panse for Repairs of cancellation of cancellation of the sale and early an	De Geamed to let confingency or corrections p on pursuant to I scrow and release	nave: (;) or cancelli extaining (ights duly se deposit	completed all I ation right; (ii) el to that continger exercised under to the inerty or	Buyer leaded usy or It the
The Class of Secrow, NOT AS A CONTROSENCY OF THE SALE, but solely to confine to Close Of Secrow, NOT AS A CONTROSENCY OF THE SALE, but solely to confine to the property in maintained pursuant to paragraph 7A. Repairs have been completed as agreet; and (8) Seller has complete this purphase because of Buyer's default, Seller shall retain a sell-purphase because of Buyer's default, Seller shall retain a sell-purphase because of Buyer's default, Seller shall retain a sell-purphase because of Buyer's default, Seller shall retain a sell-purphase because of Buyer's default, Seller shall retain a sell-purphase by the default, Seller shall retain a sell-purphase by the sell-purphase private shall be no more than 3% of the purphase private shall purphase shall be retained to Sellers to Sellers purphase private shall purphase shall be retained to Sellers to Sellers purphase private shall purphase shall personal sell-purphase private shall purphase shall personal sellers, judicial decision or arbitration assured. BUYER AND SELLER SHALL SIGN A SEPARATE LIQUIDATED DAMAGES PROVISION FOR ANY INCREASE DEPOSIT. (C.A.R. FORM RID) Buyer's Initials. PB Seller's Initials Seller's Ini	a da	arbitration award. A party may be subject exists as to who is suffind to the deposit	at to a civil penalty	of up to \$1,000 f	or instruction to star	om Suyer and I Sudi instr aci	J Seller, j Dona II ng	judicial decisio 9 good falth dis	m or spude
as Squidated demages, the deposit schallity path, if the Property is a dwelling with no more than four units, of which Buyer intende to occupy, then the amount retained shall be no more than 3% of the purchase pri Any excess shall be returned to Buyer, Release of funds will require mutual, Signed release instructions for both Buyer and Seffer, judicial decision or arbitration award. BLYER AND SELLER SHALL SIGN A SEPARATE LIQUIDATED DAMAGES PROVISION FOR ANY INCREAS DEPOSIT. (C.A.R. FORM RID) Buyer's initials \$\textit{DD}\$. Seffer's initials \$\textit{CD}\$. Buyer's initials \$\textit{DD}\$. Seffer's initials \$\textit{CD}\$. Seffer's initials \$\textit{CD}\$. Buyer's initials \$\textit{DD}\$. Seffer's initials \$\textit{CD}\$. Seffer's initials \$\textit{CD}\$. Seffer's initials \$\textit{CD}\$. Seffer's initials \$\textit{DD}\$. Seffer's initials \$\textit{CD}\$. Seffer's initials \$\textit{DD}\$. Seffer's initials \$\textit{DD}		to Close Of Escrow, NOT AS A CONTINGENT Repairs have been completed as account and it	r shall have the right. CY OF THE SALE, I BIN Saller has some	to make e final insp out solely to confin	m: (I) the Property	is maintained	pursuant i	to paragraph 7/	\: (II)
7. DEPUTE RESOLUTION: A. MEDIATION: Suyer and Seller agree to mediate any dispute or claim arising between them out of file Agreement, or any resulting immeable before recording to arbitration or court action. Paragraphs 178(2) and (3) below apply to mediation whether or not the Arbitration provision initiated. Mediation fees, if any, shall be divided equally among the parties involved. If, for any depute or claim to which this paragraph applies, a party commences an action without first stempting to resolve the matter through mediation, or refuses to mediate after a request has been me than that pearly shall not be entitled to recover attorney fees, even if they would otherwise be evaluable to that party in any such action. If MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INTIALED. B. ARBITRATION OF DISPUTES: (1) Buyer and Seller agrees that any dispute or claim in Law or equity arised between them out of this Agreement or any resulting transaction, which is not settled through mediation shall be decided by neutral, binding arbitration, including and subject to paragraphs 178(2) and (3) below that the arbitrator shall be a realized longing or justice, or an attorney with a least 5 years of resolvential resolvents accordance with substantive California Law. The parties shall have the right to discovery in accordance with autostantive California Cade of Civil Procedure. Judgment upon the award of it arbitrators) may be embraed into any court having jurisdiction. Interpretation of this agreement to arbitration; and arbitratoric may be embraed by the Federal Arbitration Act. (2) ENGLISHONS FROM MEDIATION AND ARBITRATION: The following mainters are excluded from mediation and arbitration: (i) a judic or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, sorrigage or installment for all contract as defined in California Cute. Good \$2986; (ii) an antistantial decisions exclusive linking or anonomic to a sovetantic's lier; and (iv) any matter to within the j	16 ,	as Equidated damages, the deposit of which Buyer intends to occupy, Any excess shall be returned to Buboth Buyer and Selfer, judicial deck BUYER AND SELLER SHALL SIGN	ans to complete t actually paid, i then the amou uyer. Release or tion or arbitration	this purchas if the Property int retained si if funds will re	e because of is a dwelling hall be no mo equire mutual,	Buyer's def with no mo re than 3% Signed rei	ault, Sa ye than of the p ease in	four units, purchase pr structions fr	one ke, Vm
7. DESPUTE RESOLUTION: A. MEDATION: Suyer and Saler agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction before reacting to enhibitation provision initiated. Mediation fees, if any, shall be divided equally among the partice involved. If, for any dispute or claim to which this paragraph applies, party commences an action without first etherophing to resolve the matter through mediation, or returned to reduce that party hall not be entitled to recover attempts yees, event if they would otherwise be evaluable to that party in any such action. It is party that party hall not be entitled to recover attempt yees, event if they would otherwise be evaluable to that party in any such action. It is party that party hall not not party that the party in any such action. It is party that party hall not party in any such action. It is party that party hall not party in any such action. It is party that party hall not party in any such action. It is party dispute or claims in Law or equity arises between them out of this Agreement or any resulting transaction, which is not settled through mediation. The arbitrator shall be a retired judge or justice, or an atterney with at least 5 years of residential real easist Law experience, unless the parties mutually agree to a different arbitrator, who shall render an award accordance with substantive California Law. The parties shall have the right to discovery in accordance with substantive California Law. The parties shall have the right to discovery in accordance with substantive California Law. The parties shall have the right to discovery in accordance with ritle 9 of Part III of the California Code of Civil Procedure. Judgment upon the sward of it arbitrator(s) may be entered into any court having jurisdiction. Interpretation of this agreement to arbitrate in California Code of Civil Procedure \$1283.05. In all other respects, the arbitration and arbitration of procedure and parties of other action or procedure accordanc		DEPOSIT. (C.A.R. FORM RID)				THE RESERVE OF THE PERSON NAMED IN THE PERSON NAMED IN	Charles December 1997		mentioners of a
shall be decided by neutral, binding arbitration, including and subject to paragraphic 178(2) and (3) below the arbitrator shall be a ratined judge or justice, or an attorney with at least 5 years of residential real esta Law experience, unless the parties mutually agree to a different arbitrator, who shall render an award accordance with substantive California Law. The parties shall have the right to discovery in accordance with substantive California Law. The parties shall have the right to discovery in accordance with arbitrator with Title 9 of Part III of the California Code of Civil Procedure. Judgment upon the sward of the arbitrator(s) may be entered into any court having jurisdiction. Interpretation of this agreement to arbitratific arbitration and arbitration and arbitration and arbitration and arbitration and arbitration are considered or non-judicial foreclosure or other action or proceeding to enforce a deed of frust, merigage or instalment lend sale contract as defined as defining the provision of the code \$2885; (ii) an unitarial detainer action; (iii) the filing or enforcement of a mechanic's item and (iv) any metter the within the jurisdiction of a probate, small obtainer action; (iii) the filing or enforcement of a mechanic's item and (iv) any metter the within the jurisdiction of a probate, small obtainer or benefit provisional remedies, shall not constitute a waiver of the another and arbitration provisions. (3) BROKERS: Buyer and Seller agree to mediate and arbitrate disputas or colors involving either or both Brokers, consistent with 17 and 8, provided either or both Brokers shall have agreed to such mediation or arbitration or arbitration entall not read in Brokers being deemed parties to the Agreement. "NOTICE: BY SHITLALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUT ARSING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GRING UP ANY RIGHTS YOUNGHT POSSESS TO HAVE THE DISPUTE LITI		initialed. Mediation fees, if any, shall be divided from the party commences an action without first attained that that party shall not be entitled to recommend the party shall not be entitled to recommend the par	ded equally among the impling to resolve the cover atterney fees, a ten of the cover atterney fees, and a ten of the cover atterney fees, a ten of the cover atterney fees, and a ten of the cover atterney fe	(2) and (3) below to parties involved. 6 mailer through n twen if they would RBITRATION PRO	apply to mediation. If, for any dispute nediation, or refuse otherwise be availabled.	in whether or no or deim to white to mediate at the transfer of the property o	of the Art of this per Nor o requi Brily in any	bitiation provision ragraph applies, lest has been mi y such action. T	n is any ade, THIS
in Brokers being deemed parties to the Agreement. "NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUT ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOUNGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COLIFT OR LERY TRIAL BY INSTITUTE OF THE		shall be decided by neutral, bing The arbitrator shall be a retired j. Law experience, unless the part accordance with substantive California Code of Civil Procedu accordance with Title 9 of Part III arbitrator(s) may be entered into shall be governed by the Federal (2) EXCLUSIONS FROM MICHATION AND or non-judicial foreclosure or other action in California Civil Code \$2988; (ii) an unless within the jurisdiction of a probate, surposting action, for order of attachment, and distinction provisions. (3) BROKERS: Buyer and Selier agree to	sment or any redding arbitration, udge or justice, lies muturally apifornia Law. The ure §1283.05, is of the California any court have Arbitration Act. ARBITRATION: The or proceeding to emissi detains or benture receivership, injurmediate and erbitration.	stiffing transa, including an, of an attorns gree to a diffic parties shall n all other relaced of Ching jurisdiction following matter nforce a deed of it; (M) the filing or ptey court. The filing or other parties, or other parties as discusses as a character or other parties.	iction, which id subject to provide at least sent erbitration have the right spects, the avil Procedure. Interpretation are excluded from the conference of a court according of a court according investigate at least remediate.	is not settle paragraphs to years of or, who shat to discove whitestion a Judgment to on of this a mediation or installment is a mechanic's it lies, shall not be a shall n	ed throt 178(2) resident li rende ry in achail be upon the greene and arbitration and (i) the record constitute.	ugh mediatic and (3) beloatiel real est or an award coordance w conducted to award of t ant to arbitration: (1) a judic ontract as defin by any matter to ling of a notice a a waiver of t	on, W. ate in the the the cial and het
THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPLITES' PROVISION IF YOU		dispute or claim is presented to Brokers, in Brokers being deemed parties to the Ag "NOTICE; BY INITIALING I ARISING OUT OF THE MATTERS NEUTRAL ARBITRATION AS PRO MIGHT POSSESS TO HAVE THE SPACE BELOW YOU ARE GRAIN	ner have agreed to: Any election by ele present. IN THE SPACE ENGLUDED IN T WIDED BY CALL DISPUTE LITIG IG UP YOUR J	Such medizion o her er both Broke BELOW YO THE 'ARBITRA IFORNIA LAW ATED IN A CO LIDICIAL RUSI	r stilization prior re to participate i U ARE AGRI TION OF DISI I AND YOU AI DURT OR JUR HTS TO DISC	r to, or within a in mediation or EEING TO I PUTES' PRO RE GIVING I RY TRIAL, B	I reasonal Arbitratio HAVE A VVSION UP ANY IV INITU	ble fitte after, to on chall not rea LNY DISPUT I DECIDED E RIGHTS YO ALING IN TH	

REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING

OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL Buyer's Initials 🕰

1	TOTAL PROPERTY OF THE PROPERTY	Selier's inkloha/	endlerentaminonen er en
	Buyer's Initiels Selfer's Initials	{ 20	
	Reviewed by	Dete	

	1,794.11 Acres of	Land
Property Address:	Santa Paula, CA 9	3060

Date: April 10, 2006

18. PRORATIONS OF PROPERTY TAXES AND OTHER ITEMS: Unless otherwise agreed in writing, the following items shall be PAID CURRENT and prorated between Buyer and Seller as of Close Of Escrow: real property taxes and assessments, interest, rants, HOA regular, special, and emergency dues and assessments imposed prior to Close Of Escrow, premiums on insurance assumed by Buyer, payments on bonds and assessments assumed by Buyer, and payments on Mello-Roos and other Special Assessment District bonds and assessments that are now a lien. The following Hems shall be assumed by Buyer WITHOUT CREDIT toward the purchase price; prorated payments on Mello-Roos and other Special Assessment District bonds and assessments and HOA special assessments that are now a lien but not yet due. Property will be reassessed upon change of ownership. Any supplemental tax bills shall be paid as follows: (I) for periods after Close Of Escrow, by Buyer, and (II) for periods prior to Close Of Escrow, by Seller. TAX BILLS ISSUED AFTER CLOSE OF ESCROW SHALL BE HANDLED DIRECTLY BETWEEN BUYER AND SELLER. Protations shall be made based on a 30-day month.

19. WITHHOLDING TAXES: Seller and Buyer agree to execute any instrument, affidavit, statement or instruction reasonably necessary to comply with federal (FIRPTA) and California withholding Law, if required (C.A.R. Forms AS and AB).

20. MULTIPLE LISTING SERVICE ("MLS"): Brokers are authorized to report to the MLS a pending sale and, upon Close Of Escrow, the terms of this transaction to be published and disseminated to persons and entities authorized to use the information on terms approved by the MLS.

21. EQUAL HOUSING OPPORTUNITY: The Property is sold in compliance with federal, state and local anti-discrimination Laws.

22. ATTORNEY FEES: In any action, proceeding, or arbitration between Buyer and Seller arising out of this Agreement, the preveiling Buyer or Seller shall be entitled to reasonable attorney fees and costs from the non-prevailing Buyer or Seller, except as provided in peregraph 17A.

23. SELECTION OF SERVICE PROVIDERS: If Brokers refer Buyer or Seller to persons, vendors, or service or product providers (Providers"), Brokers do not guarantee the performance of any Providers. Buyer and Seller may select ANY Providers of their own

choosing.

24. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the parties are incorporated in this Agreement. Its terms are intended by the parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed, except in writing Signed by Buyer and Seller.

D. 1,	/ Inter Lering and Conditions, including attached supplements:
į.	L ZI Buyer's Inspection Advisory (C.A.R. Form BIA)
8	Purchase Agreement Addendum (C.A.R. Form PAA paragraph numbers:
C	Statewide Buyer and Seller Advisory (C.A.R. Form SBSA)
500	

- 26. DEFINITIONS: As used in this Agreement:
 - A. "Acceptance" means the time the offer or final counter offer is accepted in writing by a party and is delivered to and personally received by the other party or that party's authorized agent in accordance with the terms of this offer or a final counter offer.
 - B. "Agreement" means the terms and conditions of this accepted California Residential Purchase Agreement and any accepted counter offers and addends.
 - C. "C.A.R. Form" means the specific form referenced or another comparable form agreed to by the parties.
 - D. "Close Of Escrow" means the date the grant dead, or other evidence of transfer of title, is recorded. If the acheduled close of escrow falls on a Saturday, Sunday or legal holiday, then close of escrow shall be the next business day after the scheduled close of escrow date.
 - E. "Copy" means copy by any means including photocopy, NCR, faceimile and electronic.
 - "Days" means calendar days, unless otherwise required by Law.
 - G. "Days After" means the specified number of calendar days after the occurrence of the event specified, not counting the calendar date on which the specified event occurs, and ending at 11:59PM on the final day.
 - H. "Days Prior" means the specified number of calendar days before the occurrence of the event specified, not counting the calendar date on which the specified event is acheduled to occur.
 - "Electronic Copy" or "Electronic Signature" means, as applicable, an electronic copy or signature complying with California Law. Buyer and Seller agree that electronic means will not be used by either party to modify or after the content or integrity of this Acresment without the knowledge and consent of the other.

J. "Law" means any law, code, statute, ordinance, regulation, rule or order, which is adopted by a controlling city, county, state or federal legislative, judicial or executive body or agency.

K. "Notice to Buyer to Perform" means a document (C.A.R. Form NBP), which shall be in writing and Signed by Seller and shall give Buyer at least 24 hours (or as otherwise specified in paragraph 14C(4)) to remove a contingency or perform as applicable.

"Repairs" means any repairs (including past control), alterations, replacements, modifications or retrolitting of the Property provided for under this Agreement.
"Signed" means either a handwritten or electronic signature on an original document, Copy or any counterpart.

N. Singular and Plural terms each include the other, when appropriate.

Buyer's initials Seller's initials) {	Star other
Reviewed by	Osite	Interface and the second secon	



63	1,794.11 Acres of land	
BE	operty Address: Santa Paula, CA 93060	Date: April 18, 2006
27	. AGENCY:	
	A. DISCLOSURE: Buyer and Seller each acknowledge prior receipments of the prior receipments of the prior receipments of the prior receipment of the	
	represent other potential buyers, who may consider, make offer Broker representing Seller may also represent other sellers with	met principal. This disclosure may be part of a listing agreement, A). Buyer understands that Broker representing Buyer may also rs on or ultimately acquire the Property. Seller understands that
	The second control of the second of the seco	1 States referencemental lines on all all an analysis and a state of the state of t
	The state of the s	ealtors (Print Firm Name) is the agent d Seller.
	Seling Agent Re/Max Gold Coast R	estions (Print Firm Name) (if not same
esies :	as Listing Agent) is the agent of (check one): the Buyer exclusion. Seller. Real Estate Brokers are not parties to the Agreement between the control of the	William College College and the land of th
Molder	JOINT ESCROW INSTRUCTIONS TO ESCROW HOLDER:	
	A. The following paragraphs, or applicable portions thereof, of Buyer and Seller to Escrow Holder, which Escrow Holder is to additional mutual instructions to close the escrow: 1, 2, 4, 12, paragraph D of the section titled Real Estate Brokers on page 8, for in paragraph 29 or 32A, or paragraph D of the section titled I by Broker, Escrow Holder shall accept such agreement(s) and paragraphs compensation provided for in such agreement(s). The specified paragraphs are additional matters for the information of concerned. Buyer and Seller will receive Escrow Holder's general provisions upon Escrow Holder's request. To the extent the general provisions will control as to the duties and obligations instructions, documents and forms provided by Escrow Holder that B. A Copy of this Agreement shall be delivered to Escrow.	use along with any related counter offers and addends, and any 138, 14E, 18, 19, 24, 25B and 25D, 26, 28, 29, 32A, 33 and if a Copy of the separate compensation agreement(s) provided Real Estate Brokers on page 8 is deposited with Escrow Holder by out from Buyer's or Seller's funds, or both, as applicable, the terms and conditions of this Agreement not set forth in the off Escrow Holder, but about which Escrow Holder need not be all provisions directly from Escrow Holder and will execute such aral provisions are inconsistent or conflict with this Agreement, of Escrow Holder only. Buyer and Seller will execute additional it are reasonably necessary to close the escrow.
	Holder to accept and rely on Copies and Signatures as defined purposes of escrow. The validity of this Agreement as between Holder Signs this Agreement.	in this Agreement as originals, to open escrow and for other Buyer and Seller is not affected by whether or when Escrow
	C. Brokers are a party to the escrow for the sole purpose of compensaction titled Real Estate Brokers on page 8. Buyer and Sel paragraphs 29 and 32A, respectively, and irrevocably instruct Escrow or pursuant to any other mutually executed cancellation revoked only with the written consent of Brokers. Escrow Holde additional deposit is not made pursuant to this Agreement, or is and Seller instruct Escrow Holder to cancel escrow.	ier inevocably assign to Brokers compensation specified in scrow Holder to disburse those funds to Brokers at Close Of a agreement. Compensation instructions can be amended or a shall immediately notify Brokers: (I) If Buyer's initial or any not good at time of deposit with Escrow Holder; or (II) If Buyer
	D. A Copy of any amendment that affects any paragraph of this delivered to Escrow Holder within 2 business days after mutual exc BROKER COMPENSATION FROM SUYER: If applicable, upon Clos	trifice of the executional
	and the state of t	- v:vv; svycf sgrasa to pay concensation to Broker as

specified in a separate written agreement between Buyer and Broker.

30. TERMS AND CONDITIONS OF OFFER:

This is an offer to purchase the Property on the above terms and conditions. All paragraphs with spaces for initials by Buyer and Seller are incorporated in this Agreement only if initialed by all parties. If at least one but not all parties initial, a counter offer is required until agreement is reached. Seller has the right to continue to offer the Property for sale and to accept any other offer at any time prior to notification of Acceptance. Buyer has read and acknowledges receipt of a Copy of the offer and agrees to the above confirmation of agency relationships. If this offer is accepted and Buyer subsequently defaults, Buyer may be responsible for payment of Brokers' compensation. This Agreement and any supplement, addendum or modification, including any Copy, may be Signed in two or more counterparts, all of which shall constitute one and the same writing.

Buyer's Seiler's)(100 pts
Reviewed b	Y HANNESSON	Date	A-00-0-	- College of the Coll	-



31. EXPRATION Signed of the control		" uppen	- 114	s offer	r strail	De dec	HMOd rev	oked an	d the ds	posit at	all be	roturne	d urd	ena the	offer !	a Silvana	el h	<u>. 20</u> v Sail	an man	£
											Cy	ntala	Lon	unhma	272				or any.	
	15.3 ************************************	receive	R ———	БÀ	5300	P.W	on th . 2001	e thin	Døy	after	12.153	Commer .	88	eignec	i Dy	Buyer 7:0	1	or,		recked, []] AN [3]
Dale <u>April</u> BUYER		2006		-		Ministratife filosoficações	- The second second		Quijation	Dest									······································	_ 1 ~#6 LQ -
					-differentament	et southern modern storing	Magazan en elektriski (ili sana ili		Militarys:	BU	'ER	Dell'ant plane dell'anno della constanza del	***********							The second second second
Clampic In (Print marse)	<u> 19_1</u>	evel <i>a</i>		<u>e</u> e	<u> </u>			***************************************		(Pri	ist man	ne)		harden ville biological and a second and a s	AUDIO DE NO REFEREN	·	done-1	h-raginamassanci		***************************************
(Address)		otonomero, o promonero, en construire de la construire de la construire de la construire de la construire de l	-4		None of the last o					Mariants Propagate	municonductum 40	-				www.energenee	Management of the Control			200
32. BROKER C A. Upon C B. If escrot 33. ACCEPTAN above offer, read and acc	obe (V doe V Boy Victoria	X Escrov s not clos XF OFFE 66 to sell ladges re	/, Sel ie, ca R: Se the ceipt	Nore Insper Norw Prope of a C	rees saaio arran dy or Coov	to pay on is pay to that (I the ab of this A	Sofer is cove tem coverna	he own teendo	i in tres or of the oridition	Proper	y, or h	m agree ms the		rity to	82494ZLI)	e this A				
your for sometimes	an'i an		444	7 2 E W.C		CULIE	Ter of	fer, o/	ITED											
Dane Seller		and to measure the second copy	-	77.mg/d-/50/mm	***************	*************	territoria esta esta esta esta esta esta esta est	hin listematica consci	entranços	Date		_								
Bobert G. I					datas-ayasqu ₋ a _{m-}		Y-yl- yearstoonsest	manananan da			ær "			Enterna des montos pa	***************************************		~	*********	Anneces and the second decay	Chanceman
(Print name)				escareto e para escareto e par		eker er sammer messense	er contentation of the content of th		^	3800000	ilm tmm	200 - 100	921	<u>.e</u>	windows Sien/Constanting and Special States	ann commande and de participate de la faction de la factio	10-19-8500	Postelinik misszam		SECONDARIO CONTINUE DE LA PRINCIPAZA
(Address) (((Initials)	***************************************	a Coy Suls d	ny of Ocum	Sign nent	ed Ac	Alegian Olelion	ico is di	Ponali antimo	a / recelv :Hen la	od by i	liyer	ar Buy	am ere :		. A bin	ding A	grø	omor	t is c	's authori realed wi confirme c; it is so
 Agency relat If specified in COOPERATI accept, out of 	pera NG E f List	graph 2A XXXXER Ing Broks	, Age COI I's b	nt wh SPEN m/Se	o sub Sath de le	milted 1 DN: Lie	he offer ting Bro - (1) the	for Buye Ker agre	es to po	ly Coop	erath mac	g Broke	r (81		not seed To Vancour	W	voore.	**		المتراكب مدا
 If specified in COOPERATI accept, out of which the Processing CBC) between CBC between 	pera NG B f List spert, n List er (Sa	graph 2A SROKER ing Broks ing Broks ing Broks slikke-Pol	. Age COI If a p d fpf y gar K a	int who	C BUD SATH do in OF 8 TO DY GAR	milied 1 ON: Lis escrow eciproc ing Brol	the offer ting Bro : (1) the al MLS; ter.	for Buys ker agre amount or (ii)	es to pe specified (if chec	iy Coop I in the ked) th	eratin, MLS, 9 amo	g Broke provide unt spe	r (Be d Co citied	operati in a s	ng Bro eperate	ker is a varitien	i Pi n ag	rücip Jeon	und of east (C	المتراكب مدا
If specified in COOPERATI accept, out of which the Pro- CBC) between test Estato Broke	pera MG II (List pert) In List er (Sc	graph 2A SROKER ing Broker is offere ing Broke alling Port	Agricol Factor of the Color of	int win EPEN Sile Coo 2/15	C BUD SATH do in OF 8 TO DY GAR	milied 1 ON: Lis escrow eciproc ing Brol	the offer ting Bro : (1) the al MLS; ter.	for Buys ker agre amount or (ii)	es to pe specified (if chec	iy Coop I in the ked) th	eratin, MLS, 9 amo	g Broke provide unt spe	r (Be d Co citied	operati in a s	ng Bro eperate	ker is a varitien	i Pi n ag	rücip Jeon	und of east (C	المتراكب مدا
J. If specified in D. COOPERATI accept, out of which the Pro-CSC) between the Estate Brokery COOPERATI STORY	pera NG I (List Per (So 2 Per I So Per I Se Per I So Per I S Per D Per D Per I D Per D Per D Per D	graph 2A BROKER ing Broker is offere ing Broke billing-Port	Age COI III III III III III III III III III	int white speed Cool	O SUB SATH de in Or e n Parent Zoo	mitted 1 DN: Lis escrow ediproce ing Broi ild Co	the offer thing Bro : (1) the al MLS; ter. xest B Cynt	for Buye ker agre amount or (N) ealtos bis Lo	es to pe specifie (if chec second	y Coop I in the ked) th	era(in MLS, a amo	g Broke provide unt spe	r (Be d Co cified	operati În a s Lic Ca	ng Bro eparak ense # Baza	ker is a varitien	i Pi I 84 103 2.	irticipi Jeom 83 200	and of east (C	the MLS
i. If specified in COOPERATI accept, out o which the Pro CSC) betwee cel Estate Broke ddress 1500 slephene (80)	pera NG I (List XPER) In List er (So 2 2 2 2 2 2 3 1 5 1 5 1 6 4 5 1 5 1 6 4 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1	graph 2A SROKER ing Broker is offere ing Broke alling Pol 2 Exiv 8-2424	Agricol rise production of the	ont with the spile of Coo.	O BUB SATH de in Or e n Parati Go Fax	milited 1 DN: Like escrow eciproce ing Brol eld Co	the offer thing Bro : (I) the al MLS; ter. cest B Cost	for Buye ker agre amount or (N) ealtoz bia L Chy 1	es to pe specifie (if chec s succione fen tur	ly Coop I in the ked) th in Licer E-mell (era(in MLS, a amo	g Broke provide unt spe	r (Be d Co cified	operati În a s Lic Ca	ng Bro eparak ense # Baza	keris e veriden <u>0122</u> il 16	i Pi I 84 103 2.	irticipi Jeom 83 200	and of east (C	the MLS
J. If specified in D. GOOPERATI accept, out of which the Proceed Estate Broke to all Estate Broke Brok	pera NG I (List spect) n List er (Sc 22 2 23 2 31 64 er (List	graph 2A SROKER ing Broker ing Broker ing Broke sliking-Port 2 Broker 8-2424 sting Pen	ACCOUNT OF THE PROPERTY OF THE	int with the EM Tools of Cool	O SUB SATH de in Or e n P Go Fex	milited 1 DN: Lis escrow eciproca ing Brol Lid Co	the offer thing Bro : (I) the al MLS; ter. page 8 Cypet	for Buys ker agre amount or (ii) ealtos bia La City 1	es to pa specifier (if chec sectors sectors	iy Coor I in the ked) th IZ Lice E-mell 1	eratin MLS, amo me # (g Broke provide unt ape 00453:	r (Be d Co cified 53.9	operati in a s Lic Oa Sts con	ng Bro eperati ense # te <u>Acc</u> te <u>Ca</u>	ker is a vertilen on 1222	1 Pr 1 84 02 2 2	inticipa peem 200 p 23	ent of ent (C 6 003	the MLS
COOPERATION OF THE PROPERTY OF	pera NO II (List NO II (List NO II NO II N	graph 2A MROKER ing Broker is offere ing Broker ing Broker ing Broker ing Broker ing Pierre ing Pie	Agon particular and p	Int win	O SUB SATH de in Or e n P Go Fex	milited 1 DN: Lis escrow eciproca ing Brol Lid Co	the offer thing Bro : (1) the al MLS; ter. Seast B Crat 1648-7 Bast R Synt	for Buye ker agre amount or (N) bis L Chy 1 011 ealto: his L interview	es to pa specifie (if chec zeobas gentus s	iy Coop i in the ked) th D Lices a E-mell i	eratin MLS, e amo see Ø (Conti	g Broke provide unt spe 20453:	r (Be d Co citied SE 9 162.	operation in a significant properation in a s	ng Bro eparati ense # te <u>Ca</u> ante #	0122 0122 0122 0123 0123	1 Pa 1 84 22 2 2 2 03	irticipi preem 200 ip 93 p 23	unit of ent (C 5 003	the MLS
J. If specified in D. COOPERATI accept, out of which the Proceed and English Brokers (80) delephone (80) deleph	pera NO II (List NO II (List NO II NO II N	graph 2A MROKER ing Broker is offere ing Broker ing Broker ing Broker ing Broker ing Pierre ing Pie	Agon particular and p	Int win	G sub SATH ds in or a n perali- ga Fax	enitied in DN: Lise control Lis	the offer thing Bro : (I) the al MLS; ter. page 8 Cypet	for Buyer Ker agree Antount Or (N) Antount Or (N) Antount City I City I City I City I	es to pa specifie (if chec zeobas gentus s	iy Coop i in the ked) th D Lices a E-mell i	eratin MLS, e amo see Ø (Conti	g Broke provide unt spe 20453:	r (Be d Co citied SE 9 162.	operation in a significant properation in a s	ng Bro eparati ense # te <u>Ca</u> ante #	ker is a vertilen on 1222	1 Pa 1 84 22 2 2 2 03	irticipi preem 200 ip 93 p 23	unit of ent (C 5 003	the MLS
C. If specified in COOPERATI accept, out o which the Pro CSC) betwee teel Estate Broke ddress 1500 elephone (80) ddress/2500 g elephone (80)	pers NG I (List per (So Palls 1) 54 11 54 11 54	graph 2A ROKER by Broker is offered by Broker in Broker	ACCOUNT OF THE PROPERTY OF THE	Int with MPEN Sales Cook	SATH SATH de in or a n parati Go Fax	enitied in DN: Lise control Lis	the offer thing Bro ; (1) the al MLS; ver. cent B Cont 1648-7 east B Synt	for Buyer Ker agree Antount Or (N) Antount Or (N) Antount City I City I City I City I	es to pa specifie (if chec zeobas gentus s	iy Coop i in the ked) th D Lices a E-mell i	eratin MLS, e amo see Ø (Conti	g Broke provide unt ape 00453:	r (Be d Co citied SE 9 162.	operation in a significant properation in a s	ng Bro eparati ense # te <u>Ca</u> ante #	0122 0122 0122 0123 0123	1 Pa 1 84 22 2 2 2 03	irticipi preem 200 ip 93 p 23	unit of ent (C 5 003	the MLS
J. If specified in J. COOPERATI accept, out o which the Pro CSC) betwee Real Estate Broke Stophene (80) clear Estate Broke direas 1500 in clear for the CSC of the CS	Person NG II (List NG II) (List NG II) (See (See (List NG II)) (S	graph 2A ROKER ing Broker is offere ing Broke	Age Colored State Colored Stat	Int with MPEN Sale Cook	G sub SATH dis in or a n parati Go Fax Fax	rmilited in Control Lieu escribing Broin Record Rec	the offer thing Bro: (I) the al MLS; ter. Sest B Gratil 1648-7	for Buye ker agree amount or (N) ealtor bis L Chy I Oli Chy I Oli	es to proposition of the proposi	iy Coordin the ked) the ked) the ked) the ked	eratin MLS, amo se # ('yz:t2	g Broke provide unt spe 204531 213184	F (84 Co d Co citied S5.9 10.1.	operation as a second control of the	ng Bro eparati ense # te <u>Ca</u> ante #	0122 0122 0122 0123 0123	1 Pa 1 84 22 2 2 2 03	irticipi Feem 200 ip 93 63 200	unit of ent (C 5 003	the MLS
COOPERATI accept, out o which the Pro CBC) betwee teal Estate Broke teal Estate teal	pera NG I (List pert) n List er (Sc Palm 22 La 1) 64 ER At bers	graph 2A ROKER ing Broke is offere ing Broke i	Age Cool of the Co	ant win	Copy (Infilted 1 DN: Lis escrow eciproca ing Broi Lid Oc Lis Co	the offer thing Bro: (I) the al MLS; ter. Dest B Grat B Grat B Synt	for Buys ker agree amount or (N) seltout bis Light City 1 City 1 City 1 City 1 Oli City 1 Oli City 1 And City 1	es to perspecification of the	iy Coop i in the ked) th go Llose & E-mell i E-mell i I a depo	eratin MLS, pamo see # (yz:t?	g Broke provide unt spe 20453: 21316: 21316:	r (Se de Code	operation as a second control of the	ng Bro eparati ense # te <u>CA</u> ense # te <u>Ca</u>	0122 0122 0123 0123 11 16	1 Pr 1 88 22 2 2 2 2 2 2 2 2	micho preom 83 200 b 23 83 200 p 23	E 203	the MLS
C. If specified in D. GOOPERATI accept, out o which the Pro CBC between teal state Broke teal state Broke (80) sleephone (80) sleephone (80) scrow Holder accommon teal scrow Holder accommon teal scrow Holder accommon offer number of numb	pera NG I (List pert) n List pert (Se Pert (Se	graph 2A ROKER ing Broker is offere ing Broker is offere ing Broker is offere ing Broker	Age COI	APEN OF A COLUMN TO THE STATE OF THE ST	SATH de in or a n perati Geo Fax Fax Copy Cop	milited in the control of this A	the offer thing Bro: (I) the al MLS; ter. Dest B Crait I 648-7 Least R Synt	for Buyer ker agree amount or (ii) ealtozabia Lacky y Oili ealtozabia e	es to present of the control of the	iy Coordin the ked) the ked) the ked) the ked) the ked in the ked	eration MLS, eration Type # (Type the	g Broke provide unt spe 204531 213184 204531 the amo	r (Section of Control	Lic Cas Star Cas	ng Bro eparati ense # te Aza te Ca ense #	0122 0122 0123 0123 11 16	1 Pr 1 88 22 2 2 2 2 2 2 2 2	micho preom 83 200 b 23 83 200 p 23	E 203	the MLS
C. If specified in D. COOPERATI accept, out o which the Pro CBC) betwee teel study Broke (80) betwee teel study Broke (80) betwee (80) bet	pera NG I (List pert) n List n List er (So 22 List List List list bers cov in	graph 2A ROKER ING Broker is offered ing Broker ing Bro	Age COI of the Coi of	int win with the property of a (SATH dis in or a m perati Fax Fax Copy (milited 1 DN: Lis escrow eciproci ng Broi 12d Oc (805) 14 Cc (805) of this A	the offer thing Bro: (I) the all MLS; ter. best B Crm: I 648-7 east R Synt	for Buyer ker agree amount or (N) seltaz bis id City id (City id	es to pi specified (if chec services) services decked, [d agree ral provi	iy Coord in the ked) the ked) the ked) the ked) the ked in the ked	eration MLS, eration Type # (Type the	g Broke provide unt spe 204531 213184 204531 the amo	r (Section of Control	Company operation in a second company	ng Bro eparati emse # te An te Ca ance # te Ca	0122 0122 0123 0123 11 16	1 Pr 1 88 22 2 2 2 2 2 2 2 2	micho preom 83 200 b 23 83 200 p 23	E 203	the MLS
if specified in COOPERATI accept, out o which the Pro CBC betwee teel Estate Broke delegate 1800 elephene 1800 ele	pera NG I (List pert) n List n List er (So 22 List List List list bers cov in	graph 2A ROKER ING Broker is offered ing Broker ing Bro	Age COI of the Coi of	int win with the property of a (SATH de in or a n perati Fax Fax Copy (milited 1 DN: Lis escrow eciproci ng Broi 12d Oc (805) 14 Cc (805) of this A	the offer thing Bro: (I) the all MLS; ter. best B Crm: I 648-7 east R Synt	for Buyer ker agree amount or (N) seltaz bis id City id (City id	es to pi specified (if chec services) services decked, [d agree ral provi	iy Coord in the ked) the ked) the ked) the ked) the ked in the ked	MLS, a amo	g Broke provide unt spe 20453: 21318: 204530 The amo	r (Sed Coordinated	operation as a Lic Date State Communication	ng Bro eparate ense # te Apy te CA ense # to par to par	0122 0122 0123 0123 11 16	1 Pr 1 88 22 2 2 2 2 2 2 2 2	micho preom 83 200 b 23 83 200 p 23	E 203	the MLS
C. If specified in COOPERATI accept, out o which the Pro CSC) betwee teel Estate Broke ddress 1500 1 elephone (80) dcress/1500 1 elephone (80) ECROW HOLDI scrow Holder accounter offer num implemental esci scrow Holder 5: carow Holder 5:	pera NG I (List pert) n List n List er (So 22 List List List list bers cov in	graph 2A ROKER ING Broker is offered ing Broker ing Bro	Age COI of the Coi of	int win with the property of a (SATH de in or a n perati Fax Fax Copy (milited 1 DN: Lis escrow eciproci ng Broi 12d Oc (805) 14 Cc (805) of this A	the offer thing Bro: (I) the all MLS; ter. best B Crm: I 648-7 east R Synt	for Buyer ker agree amount or (N) seltaz bis id City id (City id	es to pi specified (if chec services) services decked, [d agree ral provi	iy Coord in the ked) the ked) the ked) the ked) the ked in the ked	MLS, a amo	g Broke provide unt spe 204531 213184 204531 the amo	r (Sed Coordinated	operation as a Lic Date State Communication	ng Bro eparate ense # te Apy te CA ense # to par to par	0122 0122 0123 0123 11 16	02 02 02 03 03 03	micho preom 83 200 b 23 83 200 p 23	E 203	the MLS
C. If specified in COOPERATI accept, out o which the Pro CSC) betwee teal Estate Broke ddress 1500 1 elephone (80) BCROW HOLDI scrow Holder accommon the common teal scrow Holder accommon teal scrow Holder is accommon to the common teal scrow Holder file ddress 1000 1 scrow Holder file scrow Holder file ddress 1000 1	pera NG II (List perty n List per (Se Pala II Se II S	graph 2A ROKER ing Broker is offered ing Broker ing Bro	Age COI Fr's p d to f f f f f f f f f f f f f f f f f f	International control of the control	SATINGS IN THE SECOND IN THE S	milited 1 DN: Lis escrow eciproca ing Broi Lid Co Liston (805) Id Co Liston of this A cof Escre metion c	the offer thing Bro: (I) the al MLS; ter. best B Grat B Gr	for Buyer ker agree amount or (N) enltor bis La Chy voll	es to pi specified (if check en ture a checked, [d agree ral provi	iy Coordin the ked) the ked) the ked) the ked	eration MLS, a amo spe #	g Broke provide unt spe 20453: 11318: 11318: Une amo	r (Section of Control	Operation as a Lice Date State Date Date State Date Date Date Date Date Date Date	ng Bro eparati ense # the Aza the CA ense # to part for part for part for part	0122 0122 0123 0123 11 16	02 02 02 03 03 03	micho preom 83 200 b 23 83 200 p 23	E 203	the MLS
C. If specified in COOPERATI accept, out o which the Pro CSC) betwee teel Estate Broke didress 1500 1 elephone (80) BCROW HOLDI scrow Holder accommoder num applemental escrew Holder is scrow Holder file icrow Holder File didress hone/Fau/E-mail	pera NG I (List peri) (List peri) (Se List List List List List List List List	graph 2A ROKER ing Broker is offered ing Broker ing Bro	Age COI IV's p d tof for the control of the control	Internal	SATH de in or a m perali Go Fax Fax Copy (Co	milited 1 DN: Lis escrow eciproci ing Broi Lid Oc Lid Co L	the offer thing Bro : (1) the al MLS; ter. bast B Grat B Grat B Synt L 648-7 bast R Synt B Greene B Grat B G Grat B G Grat B G G G G G G G G G	for Buyer ker agree amount or (ii) seltour bis Light Chy in Chy	es to perspecified (if check is 24 address i	iy Coordin the check the c	eration MLS, a amo spe # 1 Cyzati spe # 2 Cyzati sp	g Broke provide unt spe 20453: 21318: 20453: the amo	r (Sed Cocified of	operation as a Lice Date State Communication	ng Bro eparati ense # the Aza the CA ense # to part for part for part for part	0122 0122 11 14 0123 11 18		micho preom 83 200 b 23 83 200 p 23	E OO3	the MLS
COOPERATION OF THE PROPERTY OF	pera MG (List M	graph 2A ROKER ing Broke is offere is offere ing Broke i	Age Collins and Co	Internie	SATH de in or e in perell Go Fex	milited 1 DN: Lis escrow eciproca ing Broi Lid Oc Lis Co Lid Co L	the offer thing Bro (I) the al MLS; ter. Dest B Grat B G Grat B Grat B G Grat B G Grat B G G G G G G	for Buyes ker agree amount or (ii) seltout bis Licitory 1 City	es to perspecified (if check is exactions in the control of the co	iy Coord in the ked) the ked) the ked) the ked) the ked) the ked in the ked i	erath MLS, amo see Eg Castil See Eg Cyrtil and Bose Es This	g Broke provide unt spe 204531 113164 The amo	r (Se d Co cilied Co cilie	Communication of the communica	ng Bro eparate ense # te Apy te Ca. to pari fo pari for series ewed The J	ker is a verillen olizze il la control del	1 Fig. 1 Fig. 1 Fig. 1 Fig. 1 Fig. 1 Fig. 2	riticipy 2000 2000 2000 2000 23 2000 2000 23 2000 2000 2000	Agree	Seler of A
COOPERATI accept, out o which the Pro CBC) betwee teal Estate Broke by codificate Soo lea Estate Broke by deleas 1500 I elephone (80) BCROW HOLDI scrow Holder accounter offer num implemental escr scrow Holder [2] kdress hone/Fau/E-mail scrow Holder [3] kdress hone/Fau/E-mail	pera MG (List M	graph 2A ROKER ING Broker Ing Bro	Age COI F COI TO	int with the first of a (o subbasianos estados	milited 1 DN: Lis oscrow eciproci ng Broi Lid Oc Lisos (805) Lid Co Lisos (805) This A of Escre militan co e Co. seconaries seconaries seconaries seconaries seconaries seconaries	the offer thing Bro (I) the al MLS; ter. Dest B Grat B G Grat B Grat B G Grat B G Grat B G G G G G G	for Buyes ker agree amount or (ii) seltout bis Licitory 1 City	es to perspecified (if check is exactions in the control of the co	iy Coord in the ked) the ked) the ked) the ked) the ked) the ked in the ked i	erath MLS, amo see Eg Castil See Eg Cyrtil and Bose Es This	g Broke provide unt spe 204531 113164 The amo	r (Se d Co cilied Co cilie	Communication of the communica	ng Bro eparate ense # te Apy te Ca. to pari fo pari for series ewed The J	ker is a verillen olizze il la control del	1 Fig. 1 Fig. 1 Fig. 1 Fig. 1 Fig. 1 Fig. 2	riticipy 2000 2000 2000 2000 23 2000 2000 23 2000 2000 2000	Agree	Seler of A
if apacified in COOPERATI accept, out o which the Pro CBC betwee teal Estate Broke by CACC didress 500 1 elephone (80) BCROW HOLDI scrow Holder accounter offer num applemental escr accrow Holder fel scrow Holde	pera MG (List M	graph 2A ROKER ing Broker is offere is offere is offere is offere ing Broke a Dality 8-2424 sting Fin a Dality 8-2424 sting Fin complete of the the complete of the complete o	Age Color Sand	International Control of a Cont	SATION OF A PROPERTY OF A PROP	milited 1 DN: Lis OBCTOW BOILD BROW BOILD GO LEGS LE	the offer thing Bro (I) the all MLS; ter. Seat B Grat B Gr	for Buyer ker agree amount or (N) end to the late of	es to perspecified (if check is exactions in the control of the co	iy Coord in the ked) the ked) the ked) the ked) the ked) the ked in the ked i	erath MLS, amo see Eg Castil See Eg Cyrtil and Bose Es This	g Broke provide unt spe 204531 113164 The amo	r (Se d Co cilied Co cilie	Communication of the communica	ng Bro eparate ense # te Apy te Ca. to pari fo pari for series ewed The J	ker is a verillen olizze il la control del	1 Fig. 1 Fig. 1 Fig. 1 Fig. 1 Fig. 1 Fig. 2	riticipy 2000 2000 2000 2000 23 2000 2000 23 2000 2000 2000	Agree	Seler of A
i. If specified in i. COOPERATI accept, out o which the Pro CSC) betwee teel Estate Broke y dcress 1500 is stephene (80) stephen	pera NG II (List peri) (List p	graph 2A ROKER ing Broke is offere is offere is offere ing Broke i	Age COI IV'S P AGE COIDT	International Control of the Control	SATING OF A PROPERTY OF A PROP	milited 1 DN: Lis OBCTOW BOLDON: IS BEOCH IS BEOCH BEO	the offer thing Bro (I) the all MLS; ter. be at E B Grat B G Grat B Grat B Grat B Grat B Grat B Grat	for Buyes ker agree amount or (ii) ealtor bis Lights Ligh	es to perspecified (if check is exactions in the control of the co	iy Coord in the ked) the ked) the ked) the ked) the ked) the ked in the ked i	eration MLS, a amo see of	g Broke provide unt spe 204531 113164 The amo	r (Se d Co citied	Communication of the communica	ng Bro eparate emae # te Azu te CA ence # to pari fo pari fo pari for pari	ker is a verillen olizze il la control del	1 Fig. 1 Fig. 1 Fig. 1 Fig. 1 Fig. 1 Fig. 2	riticipy 2000 2000 2000 2000 23 2000 2000 23 2000 2000 2000	Agree	the MLS LAR. Fo



BUYER'S INSPECTION ADVISORY

(CAR. Form BIA, Revised 10/02)

Property Address:	2,794.11	Aczes of	land, Santa	Paula	CA 93060	

("Property").

A. IMPORTANCE OF PROPERTY INVESTIGATION: The physical condition of the land and improvements being purchased is not guaranteed by either Seller or Brokers. For this reason, you should conduct thorough investigations of the Property personally and with professionals who should provide written reports of their investigations. A general physical inspection typically does not cover all aspects of the Property nor Items affecting the Property that are not physically located on the Property. If the professionals recommend further Investigations, including a recommendation by a peat control operator to inspect inaccessible areas of the Property, you should contact qualified experts to conduct such additional investigations.

B. BUYER RIGHTS AND DUTIES: You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and the investigation and verification of information and facts that you know or that are within your diligent attention and observation. The purchase agreement gives you the right to investigate the Property. If you exercise this right, and you should, you must do so in accordance with the terms of that agreement. This is the best way for you to protect yourself. It is extremely important for you to read all written reports provided by professionals and to discuss the results of inspections with the professional who conducted the inspection. You have the right to request that Seller make repairs, corrections or take other action based upon items discovered in your investigations or disclosed by Seller. If Seller is unwilling or unable to satisfy your requests, or you do not want to purchase the Property in its disclosed and discovered condition, you have the right to cancel the agreement if you act within specific time periods. If you do not cancel the agreement in a timely and proper manner, you may be in breach of contract.

C. SELLER RIGHTS AND DUTIES: Seller is required to disclose to you material facts known to him/her that effect the value or desirability of the Property. However, Seller may not be aware of some Property defects or conditions. Seller does not have an obligation to inspect the Property for your benefit nor is Seller obligated to repair, correct or otherwise cure known defects that are disclosed to you or previously unknown defects that are discovered by you or your inspectors during escrow. The purchase agreement obligates Seller to make the Property available to you for investigations.

D. BROKER OBLIGATIONS: Brokers do not have expertise in all areas and therefore cannot advise you on many items, such as soil stability, geologic or environmental conditions, hexardous or illegal controlled substances, structural conditions of the foundation or other improvements, or the condition of the roof, plumbing, heating, air conditioning, electrical, sewer, septic, waste disposal, or other system. The only way to accurately determine the condition of the Property is through an inspection by an appropriate professional selected by you. If Broker gives you referrals to such professionals, Broker does not guarantee their performance. You may select any professional of your choosing. In sales involving residential dwellings with no more than four units, Brokers have a duty to make a diligent visual inspection of the accessible areas of the Property and to disclose the results of that inspection. However, as some Property defects or conditions may not be discoverable from a visual inspection, it is possible Brokers are not aware of them. If you have entered into a written agreement with a Broker, the specific terms of that agreement will determine the nature and extent of that Broker's duty to you. YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

E. YOU ARE ADVISED TO CONDUCT INVESTIGATIONS OF THE ENTIRE PROPERTY, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- 1. GENERAL CONDITION OF THE PROPERTY, ITS SYSTEMS AND COMPONENTS: Foundation, roof, plumbing, heating, air conditioning, electrical, mechanical, security, pool/spa, other structural and non-structural systems and components, fixtures, built-in appliances, any personal property included in the sale, and energy efficiency of the Property. (Structural engineers are best suited to determine possible design or construction defects, and whether improvements are structurally sound.)
- SQUARE FOOTAGE, AGE, BOUNDARIES: Square footage, room dimensions, lot size, age of improvements and boundaries. Any
 numerical statements regarding these items are APPROXIMATIONS ONLY and have not been verified by Seller and cannot be verified by Brokers. Fences, hedges, walls, retaining walls and other natural or constructed barriers or markers do not necessarily Identify true Property boundaries. (Professionals such as appraisers, architects, surveyors and divil engineers are best suited to determine square footage, dimensions and boundaries of the Property.)

3. WOOD DESTROYING PESTS: Presence of, or conditions likely to lead to the presence of wood destroying pests and organisms and other infestation or infection. Inspection reports covering these items can be separated into two sections: Section 1 identifies areas where infestation or infection is evident. Section 2 identifies areas where there are conditions likely to lead to infestation or infection. A registered structural pest control cumpany is best suited to perform these inspections.

SOIL STABILITY: Existence of fill or compacted soil, expansive or contracting soil, susceptibility to slippage, settling or movement,

and the adequacy of drainage. (Geotechnical engineers are best suited to determine such conditions, causes and remedies.)

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1991-2004, CALIFORNIA ASSOCIATION OF REALTHRAG INC. ALL RIGHTS RESERVED.

BIA REVISED 10/02 (PAGE 1 OF 2)

	AL.	
Buyer's initial	s (!!42) ()	
Şeller'ə initial	s (
Reviewed	W	



54	uyeksii	VSPECTA	on adv	MSORY	(BIA	PAGE	1 OF 2)	į.

	Cynthia Loughman & Eugene Ma		Fax: (805)648-2424	Prepared using WildForms® software
Broker:	REMAX Gold Coset REALTORS	1300 Eastman Ave, 101	, Ventura CA 93003	

0,000 2:10 07 02:11 07			
Property Address: 1,794.11 Acres			Date: April 18, 2005
 ROOF: Present condition, age, POOLISPA: Cracks, leaks or of WASTE DISPOSAL: Type, siz sever, and applicable fees. WATER AND UTILITES; WEL quality, adequacy, condition, and ENVIRONMENTAL HAZARDS: lead confamination, radon, method (airborne, toxic or otherw appropriate professional or rescircing mold (airborne, toxic or otherw appropriate professional or rescircing the feed of the Property in a seismic, flood the Property in a seismic, flood the Property and Buyer, may affect the Property and Suyer, may affect the Property and Suyer, may affect the Property and Suyer, may affect the Property AND SAFETY: State and/or other measures to decrease the second of the Property and other measures to decrease the second of the Property and other measures to decrease the second of the Property and other measures to decrease the second of the Property and other measures to decrease the second of the Property and SAFETY: State and/or other measures to decrease the second of the Property and SAFETY: State AND SAFETY: ST	leaks, and remaining us perational problems. (Po e. adequacy, capacity of e. adequacy, capacity of e. adequacy, capacity of e. adequacy, capacity of performance of well ay Potential environmental hane, other gases, fuel gredic fields, nuclear so face), fungus or similar of the booklets "Environmental the booklets "Environmental the booklets "Environmental the booklets "Environmental the susceptibility of the call Engineer is best suital or fire hazard zone, and sect the availability and rect other decisions, including the experiments of a hard of the experiments of a hard of the end local Law may rese the risk to children and including window bars, de information about the earl local Law may rese restrictions and other sed, the Property may rese restrictions and other sed, the Property may rese restrictions and other local caw enforcement, on the earl local caw enforcement, on the law enforcement on the law e	seful life. (Roofing contractors a col contractors are best suited to and condition of sewer and se and condition of sewer and se and condition of sewer and utility stems and components. I hazards, including, but not lin oil or chemical storage tanks, ources, and other substances, contaminants). (For more information on the land of the provide information on the ability and cost of necessary or if other conditions, such as the need for certain types of insure uting the removal of loan and it if it is a condition of the conditions and private information and apencies and private informations are restrictions and other requires a requirements.) TAL REQUIREMENTS: Permatical agencies and private information of landiord to terminate a tended agencies and other requires a restrictions and other requires a requirements.) The Property, Compliance reports the in compliance with these requirements.) The Personal Factors: A requirements of any speed-wired installations, programity to compliances, hazards, or circumstant cled sites or improvements, called sites or improvements.	availability, use restrictions and costs. Water availability, use restrictions and costs. Water nited to, asbestos, lead-based paint and other contaminated soil or water, hazardous waste, materials, products, or conditions (including mation on these items, you may consult an omecwners, Buyers, Landfords and Tenants," nic hazards and propensity of the Property to ess conditions.) I desired insurance may vary. The location of age of the Property and the claims history of age of the Property and the claims history of age of the Property and the claims history of age of the Property and the claims history of age of the Property and the claims history of age of the Property, and the claims history of age of the Property, its development or size, mation providers. Brokers are not qualified to sthet limit the amount of rent that can be becamely. Deadboilt or other locks and security
Buyer and Seller acknowledge and a guarantee the condition of the Proper repairs provided or made by Seller or Property; (v) Shall and be responsible by an inspection of reasonably access permits concerning the title or use of F (vili) Shall not be reasonable for verify Service, advertisements, flyers or othe transaction entered into by Buyer or Seditability and experience required to	agree that Broker: (f) Does by; (iii) Does not guarantee officers; (iv) Does not have for kientiliying defects on the lole areas of the Property of traperty; (vii) Shall not be not fing square footage, repress of promotional material; (ix) celler; and (ix) Shall not be	s not decide what price Buyer six the performance, adequacy or cor an obligation to conduct an inspect e Property, in common areas, or of a rare known to Broker; (vi) Shall no eaponable for identifying the locatic entations of others or information of Shall not be responsible for provid	outif pay or Seller should accept; (ii) Does not impleteness of inspections, services, products or ition of common areas or areas off the site of the fishe unless such defects are visually observable of be responsible for inspecting public records or on of boundary lines or other items affecting tille; ontained in investigation reports, Multiple Listing ing legal or tax advice regarding any aspect of a vice or information that exceeds the knowledge, see to seek legal, tax, insurance, title and other
	r sach seimendadea #		nd, accept and have received a Copy of
Buyer Signature	<u> 04/18/2006</u>		
Olympic Land Development (Date ≫.	Buyer Signature	Date
Confliction City and City and Confliction and	and a supplication of the	1904-buda 1200-buda 1	
Seller Signature Robert G. Leslie	Date	Seller Signature Marilyn B. Les:	Date
		restriyn 15. 1.89.	
ITHS FORM HAS BEEN APPROVED BY THE CLADECUACY OF ANY PROVISION IN ANY SITRANSACTIONS. IF YOU DESIRE LEGAL OR IT This form is everigible for use by the entire real which may be used only by mentions of the NATIO	ALIFORNIA ASSOCIATION OF PECIFIC TRANSACTION. A I WARVICE, CONSULT AM AP Male Industry. It is not intended MAL ASSOCIATION OF REAL	REALTORSO (C.A.R.). NO REPRESE REAL ESTATE BROKER IS THE PE PROPRIATE PROFESSIONAL. TO MANUAL THE WAY AS A REALTORS. F. LTORSO WHO BUSINESS TO COME OF IN-	NTATION IS MADE AS TO THE LEGAL VALIDITY OR RSON QUALIFIED TO ADVISE ON REAL ESTATE REALTONS IS & registered collective membership mark lines.



Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subeidiary of the California Association of REAL TORS®
525 South Virgil Avenue, Los Angeles, California 90020



ADDENDUM

(C.A.R. Form ADM, Revised 10/01)

27 22			·· •	No. One
ine following term	s and conditions	are hereby incorporated	in and made a pa	rt of the: Residential Purchase Agreeme
				Purchase Agreement, Commercial Property
Purchase Agreemen	t, □ other			mand who are story with a series of the seri
				s Massler Canyon Rd.
n Which	OI ₇₇₅	<u> </u>	ent Co.	is referred to as ("Buyer/Tenan
1. CAR FAR	FS. C. 28' 5550 V 2" F 400	A of the Paris and the State of	SEA ATS NOT TO	is referred to as ("Seller/Landlord
		<u> </u>	PN #s owned by	Subject Sallers referenced above
	3034	<u> </u>	<u> </u>	
		<u> </u>		
The same of the sa		062-0-070-065	346.34	This commonweal by the transfer of the second of the secon
		<u> </u>	189.12	
And the state of t		062-0-070-055	<u> 494.29 </u>	al Acresco: 1,794.11
WWW.		990000000000000000000000000000000000000	400000000000000000000000000000000000000	

-		The second secon		
	The state of the s			
				9 10 10 10 10 10 10 10 10 10 10 10 10 10
and the second s				
		19 19 19 19 19 19 19 19 19 19 19 19 19 1		
	7.000			
		*		
				77878888844444444444444444444444444444
450000000000000000000000000000000000000	7844001-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-		Andrewson organization for the second se	
	***************************************		10.0 mm	
			20/16/100 A 100 A	9 V. (C. C. C
***************************************	9200000	and the second s		
		75000000000000000000000000000000000000		
······································		E. Contracting		
ie foregoing terms ar	rd conditions are h	Breby agreed to and the u	mieroirmed anknowde.	tge receipt of a copy of this document.
Me April 18, 20	na.	9		Ma Lacaritr of a coby of this docriment.
*** <u> </u>	/	44-128/000000000000000000000000000000000000	Date	
yer/Tenant	77 55		A	The state of the s
olympi	c Land Devel	opment Co.	Seller/Landlord	Dert G. Leslia
yer/Tenant	.		Seller/Landlord	bert G. Leslie
I	1			rilyn B. Leslie
copyright laws of the Unit	ed States (Title 17 U.S.)	Charles Calabra in		
xding facsimile or compute	rized formats. Copyright	Code) lotoko ma urgumonzed repi 1986-2001, CALIFORNIA ASSC	voucion of this form, or any ICIATION OF REAL TORSE.	portion thereof, by photocopy machine or any other means,
EQUACY OF ANY PROV	reion in any edec	Unnia association of Real	ORSO (C.A.R.). NO REPRI	INC. ALL RIGHTS RESERVED. ESENTATION IS MADE AS TO THE LEGAL VALIDITY OR PERSON QUALIFIED TO ADVISE ON REAL ESTATE
form is available for use I	he the entire real series	inchesing It is and interested to the	MILLINATESSIANI.	
as may be used only by me		and the state of t	If who subscribe to its Code i	of Evics.
	Published and Dist	Muted by:		
	a subsidiery of the	SINESS SERVICES, INC. California Association of REAL	Make Reviewed by	1999 Section (1994) Annual resource control of the
ha System (Win Success)	525 SOURSVIRGII AV	enue, Los Angeles, California	90020 Broker or Des	ignee Date
W-11 REVISED 10401 (I	PAGE 1 OF 1)			FOM HEISE STREET
		ADĎENDUM (ADM	AT DAGE TOE 1	The state of the s
MAX Gold Coast REALT	ORS I WY Fartman		_	
ve: (805)644-1242	Fax: (805)648-242	Ave, to a vandira () 4 Cynthia Loughman	A 93003 A Francisco Ma	بنا سيد است العام ال
		~1 TVINETERINE	an embered rati	Robert & Maril

Exhibit E

Form **656** (Rev. May 2012)

Department of the Treasury - Internal Revenue Service

Offer in Compromise

Attach Applicatio	n Fee and Payment (check	k or money order) here.	5 (20% A**). **(4)
Section 1	Your Contact Information		IRS Received Date
Your First Name, Middle Initia	Last Name		
Robert Leslie			
if a Joint Offer, Spouse's First	Name, Middle Initial, Last Name	and the second section of the second	
Marilyn Leslie			
Your Physical Home Address	Street, City, State, ZIP Code)		
3739 Wheeler Cyn Rd Sant	•		
	r abova or Post Office Box number)	and the second section of the second section in the second section is the second section of the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the second section in the second section is the second section in the section is the second section in the section is the second section in the section is the section in the sectio	
We are the second of the secon		-	
Business Name	an agus elektrikasi kikan era kika kikan era kikan era kikan kika kika kikan era kika kikan dia bahkar da ka k		
and deviating Colombian 1 Kingle 12 Car			
Your Business Address (Street	Gity State ZIP Code		
	<i>y</i> ,,	¥ .	
Social Security Number (SSN)	e and hold displaying the description was an entire description of the supplemental description when the supplemental terms are supplementally the supplemental terms and the supplemental terms are supplementally the supplemental terms and the supplemental terms are supplementally t	Complement Identification & London	No. on in
(Primary)	(Secondary)	Employer Identification Num	Der
554-38-4285	559-40-4313		
Section 2			
		Tax Periods	
1040 Income Tax-Year(s) 1120 Income Tax-Year(s) 941 Employer's Quarterly		priod(s)	
And the day of the second seco	WOMEN OF STREET STATES AND STREET STREET STREET, STREET STREET, STREET, STREET, STREET, STREET, STREET, STREET,		and the state of t
940 Employer's Annual F	ederal Unemployment (FUTA) Tax	: Return - Year(s)	
The condition of the community of the community of			4. — 1996 х в на начание почения почения на настана с середна на настана до 1996 г. на надажна на начания на н При применения на настана на на настана на настана на настана на настана на настана на на настана на
	ally as a responsible person of (an ing and Federal insurance Contribu	utions Act taxes (Social Security taxes),	for period(s) ending
	ng ang ang ang ang ang ang ang ang ang a	1. PRO - 10 - Vertified the the transcription of th	millionidistrationidistrationidistration (a) (a) (b) (b) (b) (b) (b) (b) (b) (b) (b) (b
**************************************	1994attiverishistolykkolaryyyyyhyytyyyyyyyyyyyyyyyyyyyyyyyyyyyyy		
Other Federal Tax(es) [st	pecify type(s) and period(s)]		
Note: If you need more s	pace, use attachment and title it "/	Attachment to Form 656 dated	Make sure to sign and date the
Section 3	The state of the s	teason for Offer	
Ooubt as to Collectibility	- have insufficient assets and in	ncome to pay the full amount.	
X Exceptional Circumstant exceptional circumstances narrative explaining my cir	, requiring full payment would caus	n) - I owe this amount and have sufficients an economic hardship or would be un	nt assets to pay the full amount, but due to my fair and inequitable, I am submitting a written

Page 2 of 4

Section 3 (Continued)		Reason	for Offer		The Road and State of the State	
Explanation of Circumstance	s (Add addition	al pages, if neede	d)			
The IRS understands that there are	e unnianned events	or special circumstan	ros such as sorious illno	ss, where	e paying the full amount or the minim	
- Olier alnount mignt impair your abit	TV lo orovide for vo	uranii arri vevu tamilu	If this is the reason and in	ATT WHEN BY	ovide documentation to prove your ach appropriate documents to this off	
application.	rowhere another has	n mronocci pi Ciero, Des	one you snumble below	rano ana	ich appropriate documents to this offi	
				v*-de-114771		
	ation	interiorie di la mentre a meditorio de la la Milada de Para de Milada de Para de Milada de Para de Milada de M La la		r - w H swammanana		
ден в применя в		annen greinarieren eili selle affert der der der eine der einen selle der einen eil der einen eine der der ein				
	THE THE PERSON THE PER	and and an extension of the second	PRIOR MATERIAL PROPERTY AND	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	and the state of t	
Section 4	Low	Income Certific	ation (Individuals On	117		
Do you qualify for Low-income C					an or equal to the amount shown in the	
crian below based on your family si	ze and where you	ive. If you qualify, you	are not required to submi	t any pay	an or equal to the amount shown in the yments during the consideration of you	
oner.						
Check here if you qualify for	Low-Income Cert	fication based on the	e monthly income guide	dines be	fow.	
Size of family unit	48 cc	intiguous states and	D.C.	Hawai	ii Alaska	
1		\$2,327		\$2,679		
2		\$3,152	***************************************	\$3.627		
3		\$3,997		\$4,575		
-the art 100 -th of the contract of the contra	***************************************	\$4,802		\$5.523	······································	
5	***************************************	\$5.627	**************************************	\$6.47		
		\$6.452	***************************************	\$7,419		
		\$7,277		\$8.367		
1.500.000.000.000.000.000.000.000.000.00	·	S8,102		\$9.316		
For each additional person, add		\$825		\$948		
	100				\$1,031	
Section 5		Paymer	it Terms	100		
- Check one of the	payment option	s below to indicate	e how long it will take	· vou to	pay your offer in full	
Lump Sum Cash						
Enter the amount of your offer \$	THREE MILLIO	MIDOLLARS				
	A PARTIE TO THE PARTIE OF THE PARTIE OF THE PARTIE OF THE PARTIES	Action and the state of the sta	***************************************			
Check here if you will pay you		-	enting the control of	on Drawn Sweet	and the first of the second street of the second street of	
amount(s) and date(s) of your fi	oner amount (walv uture oavment/s). \	eo if you are an ingivid 'our offer must be fully	lual and met the requirem naid 24 months from the	ients for date voi	Low-income certification) and fill in the	
Total Offer Amou	taring a series of the series	**************************************		T = T		
***************************************			itial Payment		Remaining Balance	
\$			****	= 18		
You may pay the remaining	g balance in one p	ayment after accept	ance of the offer or up to	o five pa	yments.	
parameter of the control of the cont						
		Management of the second of th	month(s) after acc	70 Sept. 10		
2) 3	paid on the	(day),	month(s) after acc	eptance.	-	
3) \$	paid on the	(day),	month(s) after acc	eptance.		
	paid on the (day), month(s) after acceptance. paid on the (day), month(s) after acceptance.					
5 1	paid on the	(day),	month(s) after acc	eptance.		
Periodic Payment						
Enter the amount of your offer \$						
Check here if you will pay you		45 5	* I mandow & famous mandows			
				améa Enri	must be a mark or market and them.	
Enclose a check for one month's						
\$ is being sub	mitted with the For	m 656 and then \$	on the	-Pullbrick Characteristic	(day) of each month thereafter for a	
total of months (ma	y not exceed 23). To	al payments must equ	al the total Offer Amount.			
n.e				Was No.		
		nents while the IRS is	s considering the offer.	railure	to make regular monthly payments	
vill cause your offer to be retu		nents while the IRS is	s considering the offer.	railure :	to make regular monthly payments	

Robert Leslie 554-38-4285

mennyn r. oone 000-40-4		Page 3 of 4
Section 6	Designation of Down Payment and Deposit (Optional)	19 (19 (19 (19 (19 (19 (19 (19 (19 (19 (
If you want your payment to be an Tax Year/Quarter	oplied to a specific tax year and a specific tax debt, please tell us the tax form and If you do not designate a preference, we will apply any money you send in to the governments best in	nierest
If you are paying more than the re below and insert the amount.	equired payment when you submit your offer and want any part of that payment treated as a deposit,	check the box
I am making a deposit of \$	with this offer.	
Section 7	Source of Funds and Making Your Payment	
Tell us where you will obtain the f	unds to pay your offer. You may consider borrowing from friends and/or family, taking out a loan, or s	elling assets.
то в подательной при		OMES transming processing and propriet account page (1944 of the control of the c
Every to solve a reservante who will be the first the		
Include separate checks for the		
dollars. Do not send cash. Send	ed States Treasury" and attach to the front of your Form 656, Offer in Compromise. All payments must be payment a separate application fee with each offer, do not combine it with any other tax payments, as this may	st be in U.S.
processing or your oner. Tour one	r will be returned to you if the application fee and the required payments are not properly remitted, or	/ delay
returned for insufficient funds.	cons	n your uncomis
Section 8	Offer Terms	
By submitting this offer. I/we ha	we read, understand and agree to the following terms and conditions:	
Terms, Conditions, and Legal Agreement	a) I request that the IRS accept the offer amount listed in this offer application as payment of my or debt (including interest, penalties, and any additional amounts required by law) as of the date lister authorize the IRS to amend Section 2 on page 1 in the event I failed to list any of my assessed tax understand that my offer will be accepted, by law, unless IRS notifies me otherwise, in writing, with the date my offer was received by IRS.	d on this form.
IRS will keep my payments, fees, and some refunds.	b) I voluntarily submit the payments made on this offer and understand that they are not refundate withdraw the offer or the IRS rejects or returns the offer. Unless I designated how to apply the payment (page 3 of this application), the IRS will apply my payment in the best interest of the gove choosing which tax years and tax liabilities to pay off. The IRS will also keep my application fee unnot accepted for processing.	required
	c) The IRS will keep any refund, including interest, that I might be due for tax periods extending the calendar year in which the IRS accepts my offer. I cannot designate that the refund be applied to e payments for the following year or the accepted offer amount. If I receive a refund after I submit this.	stimated tax

d) The IRS will keep any monies it has collected prior to this offer and any payments that I make relating to this offer that I did not designate as a deposit. Only amounts that exceed the mandatory payments can be treated as a deposit. Such a deposit will be refundable if the offer is rejected or returned by the IRS or is withdrawn. I understand that the IRS will not pay interest on any deposit. The IRS may seize ("levy") my assets up to the time that the IRS official signs and accepts my offer as pending.

tax period extending through the calendar year in which the IRS accepts my offer, I will return the refund as soon

Pending status of an offer and right to appeal

- e) Once an authorized IRS official signs this form, my offer is considered pending as of that signature date and it remains pending until the IRS accepts, rejects, returns, or terminates my offer or I withdraw my offer. An offer is remains perioding office the IRS accepts, respects, resums, or terminates my oner or i without my oner. An oner is also considered pending for 30 days after any rejection of my offer by the IRS, and during the time that any rejection of my offer is being considered by the Appeals Office. An offer will be considered withdrawn when the IRS receives my written notification of withdrawal by personal delivery or certified mail or when I inform the IRS of my withdrawal by other means and the IRS acknowledges in writing my intent to withdraw the offer.
- f) I waive the right to an Appeals hearing if I do not request a hearing within 30 days of the date the IRS notifies me of the decision to reject the offer.

I must comply with my future tax obligations and understand I remain liable for the full amount of my tax debt until all terms and conditions of this offer have been met.

- g) I will file tax returns and pay required taxes for the five year period beginning with the date of acceptance of this offer. If this is an offer being submitted for joint tax debt, and one of us does not comply with future obligations, only the non-compliant taxpayer will be in default of this agreement.
- h) The IRS will not remove the original amount of my tax debt from its records until I have met all the terms and conditions of this offer. Penalty and interest will continue to accrue until all payment terms of the offer have been met. If I file for bankruptcy before the terms are fully met, any claim the IRS files in the bankruptcy proceedings will be a tax claim.
- i) Once the IRS accepts my offer in writing, I have no right to contest, in court or otherwise, the amount of the tax

I understand what will happen if I fall to meet the terms of my offer (e.g., default).

i) If I fail to meet any of the terms of this offer, the IRS may levy or sue me to collect any amount ranging from the unpaid balance of the offer to the original amount of the tax debt without further notice of any kind. The IRS will continue to add interest, as Section 6601 of the Internal Revenue Code requires, on the amount the IRS determines is due after default. The IRS will add interest from the date I default until I completely satisfy the amount owed.

I agree to waive time fimits provided by law.

k) To have my offer considered, I agree to the extension of the time limit provided by law to assess my tax debt (statutory period of assessment). I agree that the date by which the IRS must assess my tax debt will now be the date by which my debt must currently be assessed plus the period of time my offer is pending plus one additional year if the IRS rejects, returns, or terminates my offer or I withdraw it. (Paragraph (e) of this section

Page	4	nf	۵
8 03740		121	-

Section 8 - (Continued)

Offer Terms

defines pending and withdrawal). I understand that I have the right not to waive the statutory period of assessment or to limit the waiver to a certain length or certain periods or issues. I understand, however, that the IRS may not consider my offer if I refuse to waive the statutory period of assessment or if I provide only a limited waiver. I also understand that the statutory period for collecting my tax debt will be suspended during the time my offer is pending with the IRS, for 30 days after any rejection of my offer by the IRS, and during the time that any rejection of my offer is being considered by the Appeals Office.

I understand the IRS may file a Notice of Federal Tax Lien on my property. f) The IRS may file a Notice of Federal Tax Lien during the offer investigation. The IRS may file a Notice of Federal Tax Lien to protect the Government's interest on offers that will be paid over time. This tax lien will be released when the payment terms of the accepted offer have been satisfied.

I authorize the IRS to contact relevant third parties in order to process my offer m) By authorizing the IRS to contact third parties including credit bureaus, I understand that I will not be notified of which third parties the IRS contacts as part of the offer application process, as stated in section 7602(c) of the Internal Revenue Code.

l am submitting an offer as an individual for a joint liability

n) I understand if the liability sought to be compromised is the joint and individual liability of myself and my co-obligor(s) and I am submitting this offer to compromise my individual liability only, then if this offer is accepted, it does not release or discharge my co-obligor(s) from liability. The United States still reserves all rights of collection against the co-obligor(s).

collection against the co-obli	gor(s).					
Section 9	Signatures					
Under penalties of perjury, I declare that I have examined this my knowledge and belief, it is true, correct and complete.	offer, including accompanying s	chedules and stateme	ents, and to the best of			
Signature of Taxpayer/Corporation Name	Phone Number	Date ((mm/dd/yyyy)			
Carily B. Leslie	805-844	E & M.	-7-2014			
Signature of Taxpayer/Authorized Corporate Officer	Phone Number	Date ((mm/dd/yyyy)			
Thistest & Town / W. Kolado	July 515 312	子的2 12	-7-20H			
Section 10 Par	d Preparer Use Only					
Signature of Preparer	Phone Number	Date (mm/dd/yyyy)			
	310-883-7930	1-6-2	014			
Name of Paid Preparer	Preparer's CAF no	, or PTIN	and the second s			
Mouris Behboud, Esq.	0304-95066R	0304-95066R				
Firm's Name, Address, and ZIP Code Law office of Mouris Behboud 201 Wilshire Blvd. Third Floor Santa Monica, CA 904	401	TOTAL STATE OF THE				
Include a valid, signed Form 2848 or 8821 with this application	n, if one is not on file.					
Section 11 Ti	nird Party Designee	en de la companya de La companya de la co				
Do you want to allow another person to discuss this offer with the	IRS?	☐ No				
If yes, provide designee's name		Telephone Numbr				
IRS Use Only I accept the waiver of the statutory period of limitations on assessr		ce, as described in Sec	ion 8 (k).			
Signature of Authorized Internal Revenue Service Official	Title		Date (mm/dd/yyyy)			
Deirony 8 of Christophia						

Privacy Act Statement

We ask for the information on this form to carry out the internal revenue laws of the United States. Our authority to request this information is Section 7801 of the Internal Revenue Code.

Our purpose for requesting the information is to determine if it is in the best interests of the IRS to accept an offer. You are not required to make an offer; however, if you choose to do so, you must provide all of the taxpayer information requested. Fallure to provide all of the information may prevent us from processing your request.

If you are a paid preparer and you prepared the Form 656 for the taxpayer submitting an offer, we request that you complete and sign Section 10 on Form 656, and provide identifying information. Providing this information is voluntary. This information will be used to administer and enforce the internal revenue laws of the United States and may be used to regulate practice before the Internal Revenue Service for those persons subject to Treasury Department Circular No. 230, Regulations Governing the Practice of Attorneys, Certified Public Accountants, Enrolled Agents, Enrolled Actuaries, and Appraisers before the Internal Revenue Service. Information on this form may be disclosed to the Department of Justice for civit and priminal litigation.

We may also disclose this information to cities, states and the District of Columbia for use in administering their tax laws and to combat terrorism. Providing false or fraudulent information on this form may subject you to criminal prosecution and penalties.

Catalog Number 16728N

PROOF OF SERVICE

I am over the age of 18 and not a party to this lawsuit. My business address is:

On August _____, 2015, I served the foregoing documents described as follows:

APPELLANTS OPENING BRIEF

on the interested parties in this action by personal service:

TIMOTHY J YOO, ESQ. LEVENE, NEALE, BENDER, YOO & BRILL LLP 10250 CONSTELLATION BLVD, SUITE 1700 LOS ANGELES CALIFORNIA 90067

KEVIN R. BROERSMA FIDELITY NATIONAL LAW GROUP 915 WILSHIRE BLVD SUITE 2100 LOS ANGELES CALIFORNIA 900017

JUDGE JOHN A. KRONSTADT
U.S. DISTRICT COURT
CENTRAL DISTRICT OF CALIFRONIA, WESTERN DIVISION
U.S. COURTHOUSE, ROOM G-8
312 NORTH SPRING STREET
LOS ANGELES, CA 90012-4701

(XX) By Mail: I am readily familiar with the firm's practice of collecting and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully paid.

I declare under the penalty of perjury under the laws of the UNITED STATES OF AMERICA that the foregoing is true and correct.

Executed on AUGUST ______, 2015 at VENTURA, California.